

WALNUT BEACH CONDOMINIUM ASSOCIATION

Minutes of Board of Directors Meeting July 22, 2014 at
Margaret Egan Center, Milford, Ct.

Board Members Present: Richard Gaudette, President; Vito Sesto, Treasurer; Margaret Meisenhelder, Secretary; Judith Ruskin, Member at Large; John Hufcut, Evergreen Management, and Beatrice Ball, assistant secretary

Board Member Absent: Clare Farley, Vice President

Condominium owners present: Marty Lippman, Unit 77-C

President Richard Gaudette called the meeting to order at 7:00 PM

Comments from Unit Owners:

Marty Lippman said he had encountered a trespasser who was rude to him. Judy saw the trespasser later and explained to him the reasons Marty had challenged him. He apologized for trespassing.

Bea Ball requested removal of the dead shrubbery at the back and side of Bldg 4.

The minutes of the June 24 Board Meeting were approved.

August Meeting: August Board meeting is the 19th, not the 11th, and John has sent out a correction notice.

Financial Report: We are now current with our bills except for 83-B invoicing. There is \$1,132.78 in our checking account and \$27,389.29 in our savings account for a total of \$28,522.05.

Unit 83-B Damage: The insurer for Unit 83-B called John who explained what had happened and will send him a picture of the damage.

Sidewalk Repairs: The mayor has reneged on his promise to help us. Dick spoke with Chris Saley who said he will contact another contractor and get back to us. John will call Chris.

John will, also, contact DiCocco directly to obtain a quote from him.

Bldg 5 Boiler has a year or so left on the warranty which would reduce the price of the new boiler. . We were quoted \$21,647.92 for a new boiler.

Unit 75-D: John sent the tenants a letter asking them to clean up the hallway which they used for a party.

Units 85-B and 87-A complained of a running water noise. The residents of the apartments above did not hear this sound. While John was there, the noise stopped.

Doorway 73: The gas meter at doorway 73 was changed.

73A/73C: The plumbing leak at 73-A/73-C was repaired

Beach Stair Railings: The nails on the beach stair railings were re-set.

Vents: John is working on a different style of kitchen/bathroom vent.

Concrete Work: Miscellaneous concrete at all buildings will be coordinated with the concrete work on East Broadway.

Corrugated wells at Bldgs 5 and 6. John had given the job to Mike Fedorko, but will now look for someone else.

Unit 103-C door requires an adjustment which will take only ten minutes, but there has been no response from the unit owner.

73C/79D Decks: Decks on units 73-C and 79-D require flashing repairs and we are awaiting a date from R & M.

Unit 107-D interior structural repairs: Awaiting date from R & M.

Unit 89-A has damage to the bedroom wall which will be repaired when the owner is ready. The owner is leaving at the end of summer.

McBride Unit 87-A: John has spoken with Jean about replacing her furnace door with one like her neighbor's.

Unit 79-D requires interior repairs but the owners would like to get rid of some things before this work is done.

Bldg. 4/5 Driveway: A quote from WAZ for dead tree removal at Bldg. 4/5 driveway is pending.

105-A shutter has been ordered and Wizard will install it.

Bldg 4 Gutter: Peggy reported problems with the gutter in the back of her building. Dick and Peggy noted that this problem has been ongoing for two years. John said that to correct this, the entire gutter for Bldg. 4 would have to be replaced. To replace that section only would create seams and seams are where leakage starts.

He, also, cited cases where the gutters have been removed.

Annual Picnic: Virginia Lombardi has advised that the annual picnic will be held on August 23. Notices were already put up in each building.

Annual Meeting: We need to send out notices soon requesting nominees for the Board of Directors. The terms of Richard, Vito, and Clare expire this year. Vito has declined to run again. We should have the names of nominees by September 15.

When we submit the budget it will be based on an increase in common charges.

Bldg 4/5 Parking Lot: Parking Lot has been inspected by the section complained about was repaired, but Dick and Peggy are not satisfied.

The meeting was adjourned at 8:10 PM .

Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: Board of Directors
John Hufcut