

Walnut Beach Condominium Association, Inc.
June 2021 Board of Directors ZOOM Meeting
June 21, 2021 at 7:00 PM

Attendance:

Board Members: Margaret (Peg) Meisenhelder, Co-president; Clare Farley Co-President; Lisa Greggos, Secretary; Roque (Don) Sanchez, Treasurer; Judy Ruskin, Member at Large

Felner Corporation:

Matt Felner and Nick Bragano, Felner Property Managers; and, Jaime Polatsek, Executive Assistant

Unit Owners/Attendees:

Isobel Clarkson 77-A, Marty Lippman 77-C, Monica and John Judge, Roland and Hedi Minow-Pike

Call to Order:

Meeting was called to order at 7:05 PM by Co-President Clare Farley.

Roberts Rules of Order:

A motion was made, seconded, and approved to waive official use of Roberts Rules.

Establishment of Quorum for meeting:

There being all five board members present, a quorum was established.

Approval of minutes from previous board meeting:

Margaret called to approve the minutes of the May 17, 2021 board meeting. A motion was made, seconded, and approved to waive reading of and to accept minutes as presented.

Presidents Report:

Front Lawn Fence:

Clare has contacted the City about the fence installation, which is scheduled for next week.

Frontier:

Peg and Marty received a letter from Frontier Communications to contact Frontier and was signed by Michael Cicchetti, Vice President from government and external affairs. Marty contacted Frontier, who asked him not to switch providers. Peg emailed David Turner to verify the authenticity of the letter, she is waiting for a response.

Treasure's Report:

Matt Felner stated there is \$78,047 in the checking account and \$37,851 in the money market reserve account for a total of \$115,898 as of May 31, 2021.

Budget Concerns:

Matt stated we will have to start a conversation in the next several months (before the year end) about the maintenance budget. We are currently over budget, primarily due to emergency repairs. His suggestions were to put less money in the reserve account, increase HOA fees or do a small assessment to cover the maintenance budget. Management will continue to monitor maintenance budget.

Old Business:**Managers' Report:****Celling repairs:**

Matt confirmed that the balance of the ceiling repairs of \$18,000 was paid on Friday.

Contractors for building 4:

Nick stated he will be meeting with contractors this week for the brick moment as well as the sidewalk.

Lighting upgrade:

Nick said the parts on order came in late June. He expects they will finish the job in July.

Crawlspace De humidification:

The first one was installed, the second and last one will be installed on June 28, 2021.

New Business:**Frontiers Plan:**

David P. Turner Jr. from Frontier Communication has proposed a project description and is awaiting approval.

- A. Project excavation will last approximately 4 days and will require parking areas (boxed out in yellow on sketch) to be emptied daily to allow access for digging and maintain egress to remainder of parking lot.

This will include:

1. New 4" conduit breaches to basements of both Building #4 and Building #5.
 2. New handholds located adjacent to breaches to allow for future access.
 3. Placement of conduit path between buildings.
 4. Restoration of grass areas and patching of driveway.
- B. Cable placement will be done by Frontier Construction crews pending completion of conduit placements.
 - C. Frontier splicing crew will follow completing connections and restoring services.

This work will allow for all services to Walnut Beach Association to be provided solely across Walnut Beach property via East Broadway.

Jaime will notify unit owners after the 4th of July to move/relocate their cars, then Frontier can complete the above work. Jaime is going to confirm the start date with David Turner.

Isobel:

Isobel asked if anyone had been reimbursed from Frontier for no service for the past few months. She has stated that she put a claim and has not received any response from Frontier. She has switched to Optimum.

Landscaping:

Jaime has reached out to Paradise Landscaping regarding weeding back garden areas (for those who want it done). Clare has yellow flags. The yellow flags would indicate to Paradise which unit owners want their back gardens weeded. Jaime will send out an email saying to put out a flag in garden if you would like it weeded. Also, Paradise will not do mulching in the back garden areas. But Jaime will inquire how much it will cost a unit owner if they would like to pay to have their back garden area mulched by Paradise.

Unit owner complaint:

Matt addressed a complaint regarding condo conduct, animals, etc. He clarified that the board cannot intervene in personal affairs of unit owners, or take actions involving animal abuse. These are police and animal control matters. The board can issue a letter to unit owners regarding specific violations of our Rules and Regs, like dogs being off-leash in common areas, and schedule a Notice and Hearing for unit owners regarding these violations. Matt will be sending a letter to unit owners a letter to remind them to keep the dog on a leash as per the R&R.

Unit owner comments:

Hedi:

Hedi voiced concerns is about the air ducts in the basement, that they might have mold. Matt replied, that they are just metal ducts.

Monica:

Birds are nesting behind the soffits in utility closet. Her concern is that they will come through the wall. Clare suggest she put in a maintenance request through the Felner portal.

She asked if anyone else noticed a large population of ants. She reported seeing them outside her bedroom window and sprayed the area.

The Meeting was adjourned at 7:58 PM

Submitted,

Lisa Greggos, Secretary