

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
January 27, 2020
Margaret Egan Center, Milford, CT

Present: Clare Farley, Co-President; Margaret Meisenhelder, Co-President; Lisa Greggos, Secretary; Don Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut of Evergreen Management

Unit Owners Present: John Greggos 101-A

The board meeting was called to order by Clare Farley at 7:00 PM.

All owners had been advised of the time and place of the meeting via mail and website.

Comments by Unit owners: John Greggos questioned if there was going to be an architect, and/or general contractor or individual subcontractors for the brick movement and window lintels on building 4. The question was held for later discussion.

Minutes:

Minutes of November 25th, 2019 meeting were approved and as presented.

Financial Report:

There is \$8,144.21 in the checking account and \$23,177.48 in the money market reserve account for a total of \$31,321.69.

Financial Review:

The December 2019 report had been sent to Board prior to this meeting.

Tax Returns for FYE 10/31/2019 were filed. 1099's and 1096's were completed and mailed.

Refuse rebate paperwork was filed on 01/15/2020, and the rebate check of \$7,020 was received on 01/27/2020.

Sales: Unit 89-B sold; sale pending on Unit 89-D.

Insurance

Our Philadelphia master insurance policy renewal was presented and discussed. The Board expressed concern at the 6% increase and the lack of flexibility regarding coverage. Our Tooher-Ferraris agent had initially informed John that there would be a 15% increase in our premium. They were able to negotiate it down to 8%, and then to 6%. At this time, there is no other company that will provide us insurance because of our shoreline location. Therefore, a motion was made, seconded and unanimously approved to accept the renewal at the negotiated price of \$74,178 with a \$10,000 deductible.

Administrative

Maintenance Standards:

The Board has received feedback from Attorney Cessario on suggested Maintenance Standards revisions. The Board will schedule a meeting for a final review before meeting with our attorney and subsequent meetings with condo owners.

Fire inspection: Report from Fire Marshal is pending.

Vehicle issue – 77-C and 77-D. John will contact unit owner.

Landscaping:

Clare had recently met with John Ball, the president of Beachside regarding overgrowth on their fence behind building 4. The Board asked John to schedule a meeting with our landscape contractor to determine what needs to be cleared out.

Capitol projects

Large Maintenance Projects:

Brick movement and lintels building 4: The board met with contractors and engineer Tim Wentzell on site on January 23rd. We met with both masonry contractor (Pablo Barrera) and vinyl siding contractor (Martin Aluminum) to compare options for repairing and or replacing existing brick and/or removing bricks and replacing with vinyl siding. The vinyl siding contractor works with an architect and suggested he might be able to provide a rendering or sketch to help us decide on the final solution. Though the problems to be corrected are structural, there are many options and costs to consider, and some type of rendering will be needed to help make final decisions.

Trusses: Repair work completed in some units. Will hold remaining truss repairs and the next phase of structural repair work in crawl spaces until we have financing in place (assessment or loan).

Entry doors: John shared pricing information on entry doors with sidelights from Windorama; awaiting additional pricing.

Other items on Capital Projects Planning Budget

Structural work in crawlspaces
Dehumidification in crawlspaces and close up existing vents
Truss work in attics
Resulting interior Unit repairs
Ventilation for roofing
Brick movement and alternatives
Window lintels
Sidewalks and provision for grilling area
Parking lots
Front entry doors and sidelights
Basement doors
Main sewer lines
Gas lines
Painting of hand split cedar siding
Deck and railing replacement
Landscaping and tree work

Beach Maintenance – December, 2019 through January 2020

Maintenance Done:

Exterior faucets shut off and hoses tagged and stored
Gutter/Leader Cleaning
Bldg. Electrical conduit close-ups where major lighting work was done
Unit 109-A mirror repair from structural damage
Unit 79B/D plumbing leak investigation

Hallway 101 - second floor light repair and first floor bulbs
109B dryer vent - paid by unit owner
Main entry locks - 77 and 81
Gas leak on SCG equipment at 83

Maintenance to be scheduled:

The seawall sign was knocked down. John said, he will get the contractor to fix it.
75B unit door adjustment - issue with unit owner
Furnace room doors - To be given to WMC - 87B, 107A, 109B
79-D deck railing - To be given to Acme Railing
109C - Window replacement facing LI Sound - awaiting new window
77B - separation between wall and ceiling in kitchen; uneven floor; hallway closet mold
Fallen tree limb at dumpster area - Bldgs. 4-5
Two leaders down near 105 - Check for windstorm damages
109C unit door not staying closed

Maintenance needed be scheduled:

Unit 101D - Liebell - Siding on deck
Trees - Pine behind 101 - Pricing from WAZ Tree Service}
Tree at entrance to Bldg. 6 - Pricing} 1,010.33
Monitor condition of tree at end of Bldg. 4
Decks - 81D and 83D
83D windows
Unit 79-B - Front living room wall leak - Given to R & M
Does not appear to be actively leaking - Need to remove sheetrock and water test

Website reminder to all:

Our website is wbcamilford.com; user name is wbca; password is 73109ebway

Meeting was adjourned at 8:24PM.

Respectfully submitted,
Lisa Greggos,
Secretary