

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting July 21, 2015 at the
Margaret Egan Center, Milford, CT

Board Members Present: Secretary Margaret Meisenhelder, Treasurer Michael Carrington, Member at large Judith Ruskin; also, John Hufcut, Evergreen Management and Beatrice Ball, Assistant Secretary

Absent: President Richard Gaudette and Vice President Clare Farley

Condo owners present: Marty Lippman, Unit 77-C

Secretary Meisenhelder called the meeting to order at 7:05 PM, saying the June meeting had been canceled and all unit owners had been notified of the time and place of this meeting.

The minutes of the May 19, 2015 meeting were approved.

Financial Report: We have \$7,993.20 in our checking account and \$29,930.91 in our savings account for a total of \$37,924.61.

Bank Change: John proposed moving our accounts from Milford Savings Bank to Webster Bank. This move is the result of the following: The Milford Bank would not let John access our accounts because they couldn't find our letter of authorization; there have been small errors on statements; the bank closes its books in the middle of the month, whereas, most banks close books at the end of the month.

John suggested Webster as he deals with them for his other accounts. The Board approved the change to Webster.

Posting: John will post the list of the current Board of directors in all hallways.

Assessment: Two unit owners had inquired about the portion of the assessment which pertained to a water damage loss which was more than the insurance deductible. John explained to them that due to the nature of the cause of the damages, and the fact that association counsel is involved with this issue, we cannot, at this time, expand on the details.

Recent Damages Caused by Unit Owners:

John expressed concern to the Board regarding unit owners doing work in their units which later creates a liability for the association and an adverse impact on other units, the association's insurability and its cash flow.

John proposed inspection of all attics to ensure that unauthorized work has not been done by unit owners which would cause damages to units.

John also gave examples of recent events in the past year that have cost the association monies such as an owner installing a cabinet using a screw that pierced a water line, a resident throwing out a cake behind a unit which drew rats who then damaged a furnace room door.

John felt the Board should decide how such things should be handled.

Other Questions regarding owner versus Association responsibilities raised:

Who pays for repairs of the gas line which goes from the meter to the furnace, the Association or the unit owner?

Who pays for window replacements?

Who is responsible for repair/replacement of air conditioning duct work which has rusted; or repair/replacement of condensate lines from air conditioning units?

WBCA Documents:

Our condo documents By-Laws, Rules and Maintenance Regulations are in need of revisions now. Our attorney would prepare a red line for the Board; after review a meeting would be scheduled with the Board. After board approval new documents are then presented to the owners at an informational meeting. By-Laws would then need to be approved/voted on by owners. Other document revisions need only Board approval. Document revisions will cost approximately \$7,000.

Banks holding mortgages must be notified of document changes.

Complaints:

An anonymous telephone call followed by a unit owner's call complaining about beach toys cluttering the lawn and spoiling the view were received by John.

A car was illegally parked in a visitor's space for many days.

Michael Carrington complained about trespassers from the beach going through our property. A discussion followed about types of and additional signs needed and where they should be placed to be more effective (e.g. the rocks or by the stairs).

Letter to Residents: Peggy inquired about the status of the letter to be sent out to residents. John will send the board a updated draft for approval.

Southern CT Gas Co: SCG Co. previous project on pipe upgrades has been completed. They will be having another inspection in August at which time they will raise the pressure from 25 to 70 PSI.

Bldg 5 Furnace Rebate: We were informed that there is no money available in the rebate program. If additional funds become available, we will be notified.

Contractor Changes: John will no longer be using Wizard Painting. Frank our current plumber has been replaced by Rick's Plumbing.

Bldg. 6 Driveway Apron: DiCocco Construction did not fix the apron in June. They will fix this in conjunction with the sidewalk work scheduled within the complex.

Work Scheduled for the near Future:

Removal of dead trees.

Deck replacements for 77-D, 73-C and 85-A

Railing replacements for 79-D, 81-D, 101-B

Repair 77-C cracks in sheetrock in living room and bedroom: work will be done by R & M

Gutter/leader for rear of 77 79-C; roof shingles at vent will be checked.

89-B shutter will be replaced; shutters will be checked on all buildings

105B furnace room door

85 front entrance door

77-B condensate line

Comments from Unit Owners:

Marty Lippman reported that boys from Milford Beach apartments have been playing ball in our driveway. John will write Milford Beach asking them to advise their residents that we are a private residence and not part of the apartment complex.

Marty said that the front door of 79 is rotting.

Ed Martin asked Marty to express his concern about the landscaping in front of Bldg 79. John said this work will be done in the fall.

Maintenance Done Since Last Meeting

Monthly pest control baiting and removal of birds in 103-B birds in exterior vent

105 rear exterior faucet requires additional repair

77 crawlspace water line was repaired

Gas lines for 77-C and 109-D were repaired

Bldg 4 condensate pump on hot water boiler replaced

Bldg 6 basement door lock repaired.

101-C and 101-A water remediation

101-A interior leaks were repaired

107-A deck railing was replaced

Brush at the rear of Bldg 5 was removed

The meeting adjourned at 8:06 PM

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board Members

