

**Walnut Beach Condominium Association, Inc.**  
**March 2021 Board of Directors ZOOM Meeting**  
**March 22, 2021 at 7:00 PM**

**Attendance:**

Board Members: Margaret (Peg) Meisenhelder, Co-president; Clare Farley Co-President; Lisa Greggus, 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:**

Susan Kelly 73-C, Marty Lippman 77-C, Jerry Fay and Blanche LaBarbera 81-C, Monica and John Judge 87-D, Roland Pike and Hedi Minnow-Pike 101-B, Stephanie Howard 105-D

**Call to Order:**

Meeting was called to order at 7:06 PM by Co-President Margaret Meisenhelder

**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 February 22nd, 2021 board meeting. A motion was made, seconded, and approved to waive reading of and accept minutes as presented.

**A Moment of Silence** was held for Laura Urban 83-C who had passed away suddenly. She had been a tenant of Steve Berube for the last two years.

**Presidents Report:**

Peg posted a letter to Mayor Blake via the city website addressing safety and security issues including: drive entryways, signage, parking spaces, bicycle path and walking lanes, and three-way street visibility. The Mayor responded via telephone the next day. He will address safety/security issues with the police department. He will direct other problems to Chris Saley: beach/ map signage which does not show WBCA beach access as private property, beach fencing replacement, and chain-link fence issues.

He referred Peg to Joe Griffith in Planning and Zoning regarding Milford Apartments playground property and the rumor regarding possible construction.

**New Owner:**

Clare reported that the board and management had had a Zoom meeting on March 15, 2021 with the unit owners of 103-B and Frank Gallo the new tenant. Mr. Gallo had received a copy of the Rules and Regulations prior to the meeting and did not have any questions. He signed the

acknowledgement form indicating receipt and agreement with the documents. His expected move-in date is April 1, 2021.

**Elimination of Rentals/Owner Request:** The board received a written request from a unit owner to eliminate rentals. Board members and Matt Felner stated this would require a by-law change involving board and attorney meetings. The protocol for such a change involves a number of steps and would require an owner super majority approval of 80%. State and federal filings are involved as well as considerable costs.

The board is currently looking at By-Law changes and updates and will discuss this specific issue in executive session.

Matt stated that other condos he manages do not eliminate rentals, but cap an amount. He stated that once 50% is passed, condos forfeit the new owner's rights to obtain traditional loans. Note: WBCA rentals are limited to 11 units.

**Owner Questions/Rentals:**

Stephanie asked if the board could screen tenants. Matt replied the contract is between the owner and tenant.

John Judge asked if there was any recourse to the owner if the tenant was not abiding to the Rules and Regulations. Peg replied, yes, the owner goes through a process of written communication and if necessary a meeting or meetings with the board. An attorney can be involved when needed and fines imposed. The board is limited to actions, Clare stated. To evict a tenant is the owners' responsibility.

When asked if we ever went over the limit of rentals, the board replied no.

**Treasure's Report:** Matt Felner stated there is \$114,481 in the checking account and \$37,849 in the money market reserve account for a total of \$151,331 as of February 28, 2021.

**Old Business:**

**LED Lights:** The LED lights have been installed. Changing the hallway lights is still in process.

**Landscaping:** The board, Jamie and Nick walked through the property with landscaping companies. We are awaiting proposals.

**Ceiling cracks caused by truss repair work:** Matt stated that he is scheduling with owners for crack repairs. Start date is scheduled for the first week in April.

**New Business:**

**Sidewalk Repair Proposal:** Nick received a quote from Precisions Concrete Cutting that would repair gaps between sections by grinding and leveling concrete. Although, this process would

offer significant cost savings over replacement, it can only be done on minor repairs such as gaps and cracks, but not on spalling concrete which is the majority of our problem..

Although the board was impressed with the new technology, the entire sidewalk problems need further discussion and funding.

**Entry Door Replacements:** Nick has done research on entry door replacements. The board will discuss further in executive session.

**Unit Owners Comments:**

**Susan Kelly:** Front door glass has been shattered for more than six months, but had not been reported. Nick will come to assess damage. It was suggested that the Felner portal be accessed to request maintenance needs which will be addressed quickly.

She mentioned that storage space in Bldg. 4 needs cleaning. Matt said, he will have Brian inspect the basement.

**Several people:** Discussed dumpster overflow, pick-up, and the heavy lid problem.

**John Judge:** Mentioned IRS ruling 70-604 regarding excess year over year non-taxable income. Matt said he will investigate, but, has never seen an assessment or HOA fee become taxable. Interest income in the reserve account over \$4,000.00 is the only taxable income of which he is aware.

**Stephanie:** Requested permission for wiring from basement crawl space into her unit and subsequent repairs for cutouts. Matt asked her to email her the details.

The Meeting was adjourned at 8:06 PM.

Respectfully submitted,  
Lisa Greggos, Secretary