

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting March 24, 2015 at the
Margaret Egan Center, Milford, CT

Present: President Richard Gaudette, Vice President Clare Farley, Secretary, Treasurer Michael Carrington; Member at Large Judith Ruskin; John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

Absent: Secretary Margaret Meisenhelder

President Richard Gaudette called the meeting to order at 7:03 PM, announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners: Bea Ball expressed concern about a growing 'settlement crack' in the wall and a new crack in the kitchen area wall. The stove has moved to the left. John said he would look at this.

The minutes of the February 24, 2015 meeting were approved as written.

Financial Report for February:

Our checking account has \$11,531.50; our savings account has \$38,946.91. We are \$4,623.00 over our snow removal budget and have not yet been billed for the last snow storm. Dick suggested we take money from savings rather than imposing another assessment. The board concurred.

Units 109-D and 109-B Damage: The adjuster informed us that the cost of repairs would be less than the deductible. Sal Ciufecu, the owner of 109-D has not provided us with the information we need. John will ask our attorney to write Sal.

Bldg 5 hot water heater: It will take 4 days to do the work. Building residents will be without water for about a day but should prepare for a longer time. The total cost is \$17,016.00 with a \$12,000.00 down payment. John is gathering information to obtain a rebate of about \$1,500.00.

Landscaping Contract: The new landscaping contract has been reviewed by John and is the same as last year's. Michael wondered if we could cut any items. John explained that this was a bare bones contract. We once reduced the number of sprayings before, and it took the lawn years to recover.

Parking: Judah Harris and Tom Ibsen had been parking their cars in visitors spaces when the piled-up snow was blocking access to their own parking spaces. However, they have continued

parking in the visitors spaces. Tom Ibsen has purchased a 3rd car. John will have a sticker attached to the car indicating it is illegally parked.

The doorway 105 concrete steps require immediate replacement and a new unit has been ordered.

Melanie Hamilton is the new resident of 75-D.

Pariza unit 81-C has been sold to former residents Jerry and Blanche Fey.

There are many asphalt heaves which will be examined after the spring thaw, including unit 75 sidewalk panel.

Management continues to work on a memorandum for all residents reminding them of certain rules and regulations.

John said he will provide the Board with a list of his contractors but the list must stay within the Board. Anyone wishing to contact a contractor should go through him.

Our web-site has been renewed.

Maintenance:

The latch on 87 main entry door has been replaced.

The 107 door strike was repaired and 107A exterior window caulking was taken care of by **Homa**.

The 109-B interior leak was repaired in the bathrooms from a previous leak (not the recent damage previously discussed).

Unit 105-B complained of rodents and bait has been put down. Unit 89-C has complained of noises, but no sign of rodents was found.

Emergency Lights and Exit Sign annual maintenance will be done the week of April 3.

Future Maintenance:

Bldgs 5 and 6 require replacement of certain window wells.

Unit 89-A requires interior repairs and an exterior furnace room vent. Unit 89-B requires investigation on window leakage.

Units 79-B, 81-D, and 105-A require repair/replacement of deck railings.

Unit 73-C deck requires replacement.

Unit 79-D requires interior repairs; 79-C has vent leakage; 79-B front window must be checked.

Unit 81-B requested removal of shrubbery that is blocking the view of the water from the deck.

Unit 77-C must be checked for cracks in sheetrock in the living room and bedroom over windows.

Other projects for the spring include miscellaneous painting, gutters and leaders, crawlspaces (77), basement doors for Bldgs. 5 and 6, and document revisions (maintenance standards, Rules & Regulations).

The meeting adjourned at 8:55.

Respectfully submitted,

Margaret Meisenhelder, Secretary