

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting May 19, 2015 at the
Margaret Egan Center, Milford, CT

Board Members Present: President Richard Gaudette, Vice President Clare Farley, Member at large Judith Ruskin, John Hufcut, Evergreen Management; and Beatrice Ball, Assistant Secretary

Board Members Absent: Secretary Margaret Meisenhelder and Treasurer Michael Carrington

Condo Owner Present: Marty Lippman, Unit 77-C

President Gaudette called the meeting to order at 7:02 PM, announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners:

Clare Farley said her apartment repairs have not been done yet.

She, also, called to John's attention a pile of brush and other debris between units 85-B and 87-A. John will ask the landscaper to remove it.

Marty Lippman reported that he had two large cracks in his unit. John will look at them.

Bea Ball asked for clarification of the \$10,000 insurance claim mentioned in the notice of assessment which owners received. John said this is the claim against Ciefecu Unit 109-D.

The minutes of the April 21, 2015 meeting were approved as written.

Financial Report: We have \$5,161.43 in our checking account and \$25,930.91 in our savings account, making a total of \$31,092.34. This does not include unpaid balances for which John presented a list.

Sales:

Unit 81-C: Pariza Unit 81-C has been sold to former residents Gerald and Blanche Fey.

Unit 103-B: The paperwork has been received for the 103-B Szulc unit which is closing on May 27.

Gas Company: The gas company will be upgrading their equipment on our property this week.

Units 109-D and 109-B water damage: Work is being rescheduled and will be done shortly. John advised that Sal Ciefecu is not the legal owner of Unit 109-D. Ownership is in the names of his daughter, Mihalea, who lives in Romania and his deceased wife. Our attorney Robert A. Pacelli, Jr. advised us to send a notice addressed to both Sal and Mihalea requesting a meeting with members of the Board.

The Bldg 5 Hot water heater : Rebate paperwork has been sent and the furnace will be inspected to ensure all work has been done.

Additional Old Business:

Bait stations for termites at 103 and 105 were refilled.

DiCocco Construction will repair the Bldg. 6 driveway apron when he is working in the area in June.

John will talk to the accountant about a method of screening our documents. At some point this will have to be addressed.

John is updating our owner/resident list.

Crawl space ventilation, Bldg. 77, requires further research.

Bids have been given out for basement doors for Bldgs. 5 and 6.

Maintenance:

Exterior faucets were turned on, basements cleaned, hoses placed, ice-melt put away, and smoke detector batteries changed.

Emergency lights/exit lights annual service has been done.

The 101-D mailbox lock was replaced.

The 105 exterior faucet was repaired.

Interior leak repairs were made in Unit 89-A.

Unit 87-A furnace doors were replaced and Unit 89-D furnace doors were repaired.

Corrugated window wells for Bldgs. 5 and 6 will be handled by Jack Feddor.

The window leakage at 89-B is being monitored and continues to be dry.

Unit 79-C vent leakage should be looked into and the section of roof shingles needs to be replaced.

Unit 77-C reported cracks in sheetrock in the living room and bedroom over the windows.

The shutter at 89-B is missing.

The meeting adjourned at 7:20 P.M. The Board decided not to hold a June meeting. John will send out a notice advising unit owners of this.

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board of Directors
John Hufcut