

WALNUT BEACH CONDOMINIUM ASSOCIATION

Minutes of Board of Directors Meeting August 18, 2015

at the Margaret Egan Center, Milford, CT

Present: Vice President Clare Farley, Secretary Margaret Meisenhelder, Treasurer Michael Carrington, Member at large Judith Ruskin, John Hufcut, Evergreen Management; Attorney Robert A. Pacelli, and Beatrice Ball, Assistant Secretary

Absent: President Richard Gaudette

Condominium owners present: Marty Lippman, Unit 77-C, Sal Ciufecu, Unit 109-D, and Roland Pike, Unit 101-B

Note: The regular monthly open meeting had been preceded by an earlier executive session at which the Board had met with our attorney, Robert A. Pacelli for discussion regarding damages caused by piping in Unit 109-D. Following the board discussion a meeting was held with Sal Ciufecu the resident of Unit 109-D and the board at 7:00PM in executive session.

Notice had been distributed to condo owners announcing the time change with the executive session being held at 7:00 PM and the regular meeting moved to the 7:30PM.

Vice President Clare Farley called the meeting to order at 7:34 PM. Clare announced that all unit owners had been notified of the time and date of this meeting.

The minutes of the July 21 meeting were approved.

Assessment Motion: The first order of business was a motion by Michael Carrington. Stating that proper notice having been given, he moved to assess against the owner of unit 109D the portion of damages not paid by our insurance carrier of \$9,001.72, as such owner engaged in gross negligence related to running a water pipe through the attic without board permission and approval.

The motion was seconded by Judy Ruskin. Board members voting in favor were Michael Carrington, Judy Ruskin, and Margaret Meisenhelder. Clare Farley abstained.

Comments from Unit Owners:

Marty Lippman reported that a tree was growing under the deck of Unit 75-B. John will check this.

Sal Ciufecu complained that the outside wall on his deck was very cold and asked what could be done. John said he will have a contractor look at this.

Financial Report:

John stated there is \$12,184.17 in our checking account and \$31,930.91 in our savings account for a total of \$44,115.08. There are no current payment problems, although he has to call a few people.

He has initiated the change from Milford Savings to Webster Bank and will meet with the branch manager in New Haven this week to finalize arrangements.

Board Nominations Letter: Peggy will put together the nomination letter which should go out with enough time to receive nominations and send the ballot out thirty days prior to the General Meeting. John will check on the date and availability of the hall. Nominations are now allowed from the floor. The nomination ballot will mention this, but urge people to nominate prior to the meeting because of the many absentee ballots that are received annually.

Southern CT Gas Co: SCG has been sending us estimated bills because they couldn't find our meters. John spoke with them, and they will try again.

Driveway Repair: John spoke with DiCocco and they will repair Bldg. 6 Driveway Apron the early part of December.

Tree Work: John will meet with Billy, of A-Z Tree Removal, this week.

Railings: 101-C and 103-A railings were replaced and 77-A was repaired.

Work scheduled:

Miscellaneous Painting: This includes wrought iron railings on decks and the pillars in front of Bldg. 6-C. Deck replacements for 73-C, 77-D, 85-C, and 85-A will be done by DSR Co.

Commercial gutter and leader for the rear of 77: work will be done by Homa.

Unit 107-A window replacement will be done by Homa.

Bldg. 6 has a window lintel issue, and John will discuss this with Homa.

Bldgs 5 and 6 basement doors and 79 front door: Steel doors are not holding up well and investigation of composite doors and other grades of steel doors continues, but John still has not found a solution.

Landscaping for the front of Bldg. 4 will be done in the fall by Milford Quality Co.

Mailboxes require replacement as hinges for our boxes are not available.

Roof Vent Replacements: John has seen a house with a vent that was grooved to prevent water entry. This might work for us and John will investigate.

Unit 77-C has sheetrock cracks in the living and bedrooms.

Unit 89-B shutter will be matched by Mike Fedorko.

Window Wells: These will be replaced as needed by Mike Fedorko this fall. Unit 79-D interior repairs will be made when owner is ready.

Units 77-B and D condensate line will be checked by Frank again.

Maintenance done since last meeting:

Monthly pest control baiting

Railings for 79-B, 81-D, 101-B, and 105-C were replaced.

105-A gas line was replaced.

A bird was removed from Unit 103-B and screening applied to the area.

A dead shrub was removed from left side of Doorway 73 front entrance.

A fallen tree limb was removed from the Bldg 6 driveway entrance.

Other Comments:

Marty Lippman asked what the cost was for renting the large dumpster we used after hurricane Sandy. John said he would have to look it up.

Clare said that Bud Stone, 109-C, is having a new air conditioning unit installed.

Judy asked about venting her dryer through the roof. John said this would not be very expensive.

Bldg 6 junk in basement needs to be removed.

Attics need to be inspected

107 water in basement will be addressed by John.

Insulation in crawl space needs to be looked at. 77B needs to be checked.

John said we are losing our electrician (he is taking a better job). John is looking for another electrician.

The meeting adjourned at 8:16 PM. Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: John Hufcut
Board of Directors