

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting April 22, 2014 at
Margaret Egan Center, Milford, Ct.

Present: Richard Gaudette, President; Margaret Meisenhelder, Secretary; Judith Ruskin, Member at Large; John Hufcut, Evergreen Management; and Beatrice Ball, assistant secretary

Absent: Directors Clare Farley and Vito Sisto

Condo residents present: Marty Lippman, Unit 77-C; Mary Alycia Swedzinski, Unit 73-B; and Ed Martin, Unit 89-C

President Dick Gaudette called the meeting to order at 7:01 PM.

There were no comments from unit owners.

The minutes of the March 18 meeting were approved with a correction to show that Marty would arrange a meeting with the Mayor and Dick Gaudette, not with John Hufcut.

Financial Report: There is \$4,806.04 in our checking account and \$43,809.83 in our savings account for a total of \$47,949.87. We have bills payable for March and April totaling \$7,770.22.

Sidewalks: On March 25 Dick Gaudette and Judy Ruskin met with Mayor Blake (as arranged by Marty Lippman who was also present). Judy discussed damage by city plows; pedestrian traffic; use by people not parking in beach parking lot. Dick and Judy requested help in repairing the sidewalks.

The Mayor reiterated that the sidewalks were our/condo responsibility, but asked if the association would consider having the City repair the walks (which should be less costly). The Association would then be

assessed (a lien would be put on the condo as a whole, not on individual units).

Dick asked if we had to pay the assessment all at once. The Mayor will consult with the legal department.

It was agreed this was the route to pursue.

The Mayor will contact Dick Gaudette with updates.

Dick sent a follow-up letter to the Mayor on April 4th thanking him for his time and help and stressing the poor conditions of the sidewalks. He will contact the Mayor again in the beginning of May if we have not heard from him.

Dick motioned that the Board accept the Mayor's offer to have the City repair the sidewalks and assess the association for the work. Board members present approved the proposal Dick had obtained Vito's proxy vote. (Judy had spoken to Clare who was, also, in favor.)

Unit 105-C: John has received the requested mailing address and telephone number for Alisha King.

Unit 73-A: John gave Mary Alyce the paperwork she requested.

Landscaping: The quotation from Milford Landscaping was the same as last year's and the Board approved the contract.

Driveways: Empire Paving Inc. submitted quotations on driveway repair (cutting out the damaged areas) rather than replacement. Bldg. 6 driveway would cost \$4,200. Bldg 4/5 driveway would cost \$7,930 (rather than \$42,440 Fabric Paving quote). The repairs, using the chip stone method, should last 3 to 5 years. Dick motioned that we authorize Empire to go ahead with the driveway repairs in accordance with the work outlined in their quotation. The motion passed.

The concrete work for interior sections of the complex will be considered in July and perhaps can be coordinated with the concrete project on East Broadway.

Bldg. 5 furnace: It appears an assessment will be necessary to pay for a new furnace.

Better materials for main entry door replacements: John is not satisfied with what he has found so far.

Main entry door locks: Because of the salt air, Amity suggested replacing the interior cylinders every few years. John will talk with other locksmiths.

Roof vents: Bathroom and kitchen roof vents allow rain to enter which ends up in the crawl space. John thinks a candy cane shape vent would prevent this problem.

Insulation between interior and exterior walls: John discussed problems with blown insulation and possible costs which would prohibit the association from taking on this project.

Termite treatment: When Aliberti applied for a mortgage, the inspector found termite tubes in the crawl space. In order for Ralph to get a mortgage, the bank wants a statement from the Board agreeing to have termite treatment done. Work was done 5 years ago on 107 and another inspection is due this August. The cost is \$1,100 with a two year guaranty.

The 85 basement: Piping needs to be reinforced and can be added to the 2014 list of work to be scheduled as monies allow which John passed out to the Board.

Unit 105-A leakage work should be finished this week

Bulk trash pick-up will be on June 25. John will post a notice.

Exterior lights at 87 and 89 require replacement.

83 Crawlspace: Kevin Beck, 83-B, reported leakage in the crawl space beneath him.

Roof Shingles: Ed Martin reported that about 10 shingles on the roof over the Stone unit were flapping during the last storm. John will look at this.

Lighting signs: Emergency and Exit lighting signs annual maintenance was done.

The meeting adjourned at 8:15 PM .
Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: Board of Directors
John Hufcut