

WALNUT BEACH CONDOMINIUM ASSOCIATION

Minutes of Board of Directors Meeting February 25, 2014 at Margaret Egan Center , Milford , Ct.

Present: Richard Gaudette, President; Clare Farley, Vice President; Vito Sisto, Treasurer; Margaret Meisenhelder, Secretary; Judit Ruski, Member at Large; John Hufcut, Evergreen Management;
And Beatrice Ball, assistant secretary

Marty Lippman, Unit 77-C and Rick Marini of EDO Construction Co.

President Richard Gaudette called the meeting to order at 7:02 PM , announcing all unit owners were notified of the time, date, and place of the meeting. (Meetings are booked through June.)

Comments from Unit Owners: none

The minutes of the Executive Session 11-20-13 were approved.

Sidewalks: John introduced Rick Marini of Edo Construction Co. Rick has been doing sidewalk repairs for the city of Milford and is familiar with the city's specifications. He has quoted us \$30,000 for repairing/replacing our 300 ft sidewalk frontage. We could replace only the damaged sections but the Board felt we should replace the entire frontage rather than patches. We do not believe we should be responsible for curb replacement because it was city trucks that damaged the curbing. Rick said he would plead our case to the Mayor. John suggested that he should speak with the Mayor to ask what the scope of the project should be.

Interior sections of condominium sidewalks are, also, damaged and will be inspected after the snow is gone.

Financial Report: We have \$12,295.45 in our checking account and \$39,089.83 in savings for a total of \$51,385.28.

The Association's corporate renewal form was filed on line. Association tax returns were filed, but we do not owe any taxes. The 1099's and 1096's for our contractors have been issued.

The list of current officers has been posted in all hallways.

Mail boxes and their locks were discussed. John thought that if Bldg 6 mail boxes were turned around, it might be helpful. The mailbox locks for units 105-D and 109-A were replaced.

Front entry door locks: John said the locks were rusty and many have required repairs. Graphite, not WD-40, should be used for lubrication. John has been spraying graphite on the locks.

Perhaps Alex could do this for us. Amity Lock told John that although our locks had good brass interiors, the outsides are in poor condition. John suggested consideration of fiberglass doors.

Unit 105-C: Alisha King has moved and her agent, West Shore Realty, will not provide her new address, insisting that all mail go to West Shore . John will re-request the information from West Shore . It is imperative that we be able to contact Alisha in the event of an emergency.

Unit 73-C: John says his contractor has been unable to reach Mary Alyce to inspect the reported water damage.

The owner of Unit 79-B has been reimbursed for the vent cap/furnace issue.

Our 2014 insurance package policy has risen in price to \$48,593.from \$43,652. The umbrella policy price stayed the same and the officers' insurance price decreased.

The Bldg 5 hot water boiler was repaired; the heat exchanger is all right for now.

Storm leaks occurred in the 83-D kitchen vent, the 103-B bathroom vent, and the 105-A bathroom vent. These are low profile vents affected by the wind and drifting snow. John will explore another type of vent.

Snow Removal: Our budget is \$14,000 and we have been billed \$10,532 to date, so we will definitely be over budget. John suggested the Board consider a small 5% assessment. Dick felt we should pay this overage from savings and use an assessment for the larger expenses anticipated.

Unit 89-B water lines in the wall at the laundry area were repaired.

Exterior building lights at doorways 81, 109, and 77 were repaired.

Bldg. 6 hot water line was replaced due to leakage.

Bldg. 5 waste line was repaired due to leakage and the hot water gate valve was repaired.

Bldg. 4 photoeyes were replaced and the waste line was repaired and clean-up done.

As a result of the site inspection, John passed out a report on what had been accomplished.

Unit 75-D: Owner Amy Mathews (203 251-6895) has rented this unit to James Repko (202 258-6146) with his girlfriend, Kate, (203 260-4122).

Unit 87-D has been rented to Dan Mancini and his friend Stephen. Lemoine

Vito Sisto said that Ed Martin asked him to present a proposal that the walls of all units be insulated. John will investigate the feasibility of doing this.

The meeting was adjourned at 8:10 PM .

Respectfully submitted,

Margaret Meisenhelder,

Secretary

Cc: Board of Directors

John Hufcut