

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting March 18, 2014 at
Margaret Egan Center, Milford, Ct.

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

Marty Lippman, Unit 77-C .Susan Kelly, Unit 73-C, Frank Machado, of Empire Paving, and Rodika Vergulies, Unit 105-A

President Richard Gaudette called the meeting to order at 7:03 PM.

John introduced Frank Machado, estimator for Empire Paving, who explained a new method of repairing driveways by filling holes, cracks, leveling low spots, and placing Geotextile fabric over the prepared driveway, then covering this with liquid asphalt, another layer of fabric, topped by asphalt. We can use existing curbing.

Another way to replace the driveway would be by pulverizing the existing driveway and overlaying with asphalt. This method is more expensive (about \$1 a square foot more.) Mr. Machado will give us prices on both methods.

John said he discussed this with TimWentzel who said we should give out our asphalt specifications rather than contractors giving us specifications

Dick said we have three major projects which must be done this year: sidewalk repair, driveway replacement, and a new boiler for Bldg. 5. One of these will probably require an assessment.

We have received specifications/regulations from the City for sidewalk repairs. The City says all owners of adjoining city properties are liable

for sidewalk repairs. Marty Lippman will set up an appointment for Dick with the Mayor regarding sidewalk repair.

Comments from unit owners: Rodika Vergulies complained that her apartment was flooded by her upstairs neighbor a month ago and no repairs made. (This was due to inability of contractors to enter the two apartments.) She wants a ceiling and tiled wall replaced. Also, an electrician found deficiencies. The problem was caused by a leaky diverter valve between the walls. John proposed that two Board members meet with him and Rodika to determine the scope of the repairs.

Susan Kelly said she smelled gas near the meters in front of Bldg.4, near doorway 73. John will call the gas company. Susan said black flies were on the beach now and asked if anything can be done.

The minutes of the February 25, 2014 meeting were approved with corrections changing the telephone number of Amy Mathews to 203-521-6895 and adding the name of Stephen Lemoine as a resident of 87-D.

Financial Report: We have \$5,469.12 in our checking account and \$41,089.93 in savings for a total of \$46,558.05. We have no major collection issues. We have received our \$7,300 trash rebate from the City.

Dick believes we might have an assessment for the sidewalks or the driveway—depending on the pricing.

Unit 73-A has not replied to John's 2/10/14 letter

King Unit 105-C: John went to city hall seeking a current address. We are having a problem with tenant parking, leakage into Unit 105-A, and there appears to be a third person living in the unit. John sent Alisha a letter enclosing a self-addressed, stamped envelope which he hopes West Shore will pass on. If John is unsuccessful we shall go to an attorney.

Unit 107-C has several structural cracks in the front bedroom. We need to open the ceiling to see what is going on.

Insurance renewal premiums have been received. The flood insurance premium is \$6,961.

Our snow removal bill so far is \$19,969.

The blinking HPS light at doorways 83 and 85 has been repaired.

The Unit 89-C washer main drain line has been cleared.

Unit 89-A interior leak was repaired and some spots need to be touched up.

Doorway 75: The tenant was locked out. Joy Realty manages the building and solved the problem.

John is investigating better materials for the main entry doors and the main entry door locks.

John looked into a different style of kitchen/bathroom roof vents because the flapper gets stuck, but there seems to be no alternative.

Regarding the proposal to insulate between inside and outside walls, we would have to open a wall to see the building construction to determine how this could be done.

John presented a list of projects as money allows. The list includes building cement work, door adjustment, crawlspace work, window wells, railing and deck repair, sticking doors, etc.

The meeting adjourned at 8:45 PM

Respectfully submitted,
Margaret Meisenholder, Secretary

Cc:John Hufcut
Boaard of Directors

