

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting May 20, 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

Condominium owners present: Marty Lippman, Unit 77-C and Susan Kelly, Unit 73-C.

President Richard Gaudette called the meeting to order at 7:02 PM

Comments from Unit Owners: Bea Ball recommended removal of the dead trees next to the Bldg 4/5 driveway before heavy winds knock them down and block the driveway.

The minutes of the April 22, 2014 meeting were approved.

Meetings: Dates for future Board Meetings were established. Meetings will be held on the following Tuesdays: June 24, July 22, August 19, and September 23.

Financial Report: There is \$2,686.37 in our checking account and \$43,089.83 in our savings account for a total of \$47,776.20.

The money for the driveway paving will come from the Reserve Fund.

Sidewalk Repairs: Steve Fourier, assistant to the Mayor, called Dick to confirm the footage of the curbing and sidewalks. Subsequently, Chris Saley, the new Public Works Director, met with Dick on-site to view the work to be done. He borrowed our February quote from **EDO** Construction and said he would get back to us.

Bulk Pickup will be June 25. John will send out notices the week before the pick up.

Driveway: **Empire Paving** finished driveway 6 and will put the second coat of tar on driveway 4/5 and the striping for car spaces on Wednesday. It was necessary to tow 2 cars belonging to Martin Schwartz and his daughter, of Unit 85-D. The condo will not charge the unit owners as they had left for vacation before the work notice was sent out.

Clare advised that the numbering for Bldg 6 driveway was incorrectly started but was corrected.

Doorway 83 front steps have been repaired.

Termite Work at 105 and 101 has been done and will be checked in September.

Bldg. 5 Hot Water Heating System: The supply house is working on pricing.

Unit 105-A was inspected but no mold was found.

Landscaping: The first lawn application was done. Six dead shrubs were removed from the Bldg 6 area. Clare asked if there was a landscaping policy for the backs of the units.

Cablevision equipment near 109 has not yet been removed. John has contacted them.

Crawlspace Doorway 85: Drain lines were repaired.

Unit 89-B interior leak was repaired.

87 and 89: Adjustments were made to main entry doors. Front entry lights were repaired and cleaned out. (Sand had gotten into the fixture.)

89 front leaders and 83 leaders had separated during a storm and were repaired.

83-B Plumbing Repair. Kevin had reported mold and upon investigation it was learned that in the process of moving his washer into the kitchen, he had driven a nail into the wall which pierced the water pipe. This was repaired.

Bldg 4 hot water circulator: Hoffman Fuel replaced the circulator which should not have failed so soon and will be checked with the manufacturer.

Crawl space vents need to be inspected.

101-C: The door has shifted due to building movement. John said that this is an easy fix.

73-A is experiencing bathroom leakage from 73-C. Deck flashing at 73-C needs repair.

89-A: Damage to the bedroom wall needs to be investigated.

Patio railings 79-B and 105-A require replacement.

The meeting adjourned at 7:59 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: John Hufcut
Board of Directors