

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting of November 17, 2015
at the Margaret Eagan Center, Milford, CT

Present: President Richard Gaudette, Vice President Clare Farley, Secretary Margaret Meisenhelder, Treasurer Michael Carrington, Member at Large Judith Ruskin, John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

Condominium owners present: Marty Lippman, Unit 77C

Comments from Unit Owners: Marty Lippman announced he is selling one of his units - 77C. He is not definite as to when he will be vacating this unit.

President Gaudette called the meeting to order at 7:03 PM. The minutes of the September 22, 2015 open Board Meeting were approved.

John will arrange a meeting schedule for the rest of the year and send a draft to the board for approval. Once the schedule is approved owners will be notified and the web-site link posted.

Financial Review:

Bank Change: Webster Bank needs additional information from board members in order to open new accounts. When this paperwork is complete, accounts will be transferred from Milford Bank to Webster Bank.

Financial reports must be sent to the accountant for fiscal year end (FYE) 10/31/15 tax returns.

Administrative:

Kevin Beck's guest has been parking in a visitor's space for two weeks.

Unit 109D: Sal Ciufecu's insurance agent has been requesting information from us as he is not getting adequate information on his end.

Unit 101C: John will contact insurer Liberty Mutual Insurance.

Unit 83A: The dishwasher repair will be made by Vito Sesto. This is not a condo problem.

Unit 109A: The former tenant has a health condition which he claims was caused by conditions in the condo and threatens to sue. Per Stone's request Clare Farley brought a copy of the letter sent by the former tenant to the meeting. This does not seem to be a board matter at this time.

Unit 105A: Georgette Albierti called for Rodika and requested permission to install a washer and dryer in the crawl space. John told her that would not be allowed.

Attic Locks: John will continue to discuss methods of locking the attics with the locksmith as no good method has yet been found.

Seawall signs: John will obtain “danger-keep off rocks” signs for the top of the rocks, facing the beach.

Snow Contract: The board agreed to sign the new snow removal contract at a 3% increase over last year. Since we had plow damage last year, this year's contract states that the contractor should be notified by us of any damages within 48 hours.

Projects as cash flow permits:

Bldg. 6 hot water boiler is scheduled for April.

DiCocco Construction will replace one more sidewalk at unit 89 when we have funds.

Deck Repairs: 77C, 73C, 85A, and 85C. The last two decks are very bad. John thought DSR's work was good. He noted that the cantilevers supporting the decks are old; our buildings are old; and as the years go by they will require a sister cantilever.

Dead tree at beach end of Bldg. 4 will be addressed at a later date.

Crawl space insulation: John is looking for a contractor who will check for loose and missing insulation.

Furnace Room Doors and Basement Doors & Main Front Doors and Sidelights: John will contact the contractor working at the Milford Beach apartments.

New mailbox units: New mailboxes cost is \$1,265 for each unit (this is multiplied by 5 units). Note: The mailman no longer uses our parcel boxes.

Marty Lippman said that the front hall door for 77 is not closing. John will look into this.

Additional work :

Commercial gutter/leader for rear of 77: Homa

107A window replacement: Homa has placed the order.

Bldg. 6 window lintel: John will discuss this with Homa or DiCocca.

89B: Mike Fedorko has replaced the shutter.

79D requires interior repairs when the owner is ready.

109D deck wall insulation. DSR will look at this

The meeting adjourned at 7:45 PM

Respectfully submitted,

Margaret Meisenhelder, Secretary