

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting November 25, 2014
at the Margaret Egan Center , Milford , CT

Present: Richard Gaudette, Margaret Meisenhelder, Judith Ruskin, Michael Carrington; John Hufcut, Evergreen Management; and Beatrice Ball, Assistant Secretary.

Absent: Clare Farley

Unit Owner present: Marty Lippman

Richard Gaudette called the meeting to order at 7:05 PM , announcing that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners:

Marty Lippman asked when the door latches for doorway 77 would be repaired. John said the work will be done shortly.

Bea Ball wanted to know when the dead trees and dead shrubbery would be removed.

Election of Officers: Officers were elected as follows:

President: Richard Gaudette

Vice President: Clare Farley

Secretary: Margaret Meisenhelder

Treasurer: Michael Carrington

Member at Large: Judith Ruskin

All of the above will be listed as signers on WBCA bank accounts. Vito Sesto will be removed as a signee as he not longer serves on the WBCA board.

Financial Report:

There is about \$15,000 in our checking account and about \$35,000 in our savings account.

Common charge increase notices were sent out. Increases were effective as of November 1st.

Tax forms were filed; we have no obligation.

Major Projects:

The front sidewalk project was completed.

The snow contract for 2014-2015 is in place.

We received a firm price of \$17,016 for the Bldg. 5 boiler (\$16,000.00 + \$1,016 tax). In order to avoid any disruptions during the holidays, John would like to wait until after January 1 to start work. Judith Ruskin asked John to verify that the price will not increase if we do this. John will call to check.

Projects:

Miscellaneous painting will be done as needed and deck rail painting is planned for the spring of 2015.

Removal of the dead trees in the winter may be cheaper and John will look into this.

Milford Quality Landscaping has created a plan for landscaping the front of Bldg. 4 which entails removing old shrubbery (\$1,725 plus tax) and planting a selection of salt tolerant plants and perennials and stone boulders to accent the plant beds. Three inches of mulch is included. (\$7,026.25)

Gutter and leader at rear of 77 are still leaking. The gutter will need to be replaced with a one-piece commercial gutter.

Ventilation of crawl spaces was discussed. John found something which he will try in the basement of 77.

John will continue investigating better materials for main entry door replacement and better main entry locks. He is also investigating mailboxes for Bldg. 6 and a different style of kitchen/bathroom vents.

Bldg. 5 basement door replacement is needed.

Document revisions, Maintenance Standards, Rules and Regulations will be discussed further.

Maintenance:

The 89 entrance light has been repaired.

Units 83-A and 83-B doorbells were repaired. The problem was caused by aluminum trim touching the wire.

Dead trees & dead shrubbery were removed from the driveway areas of Bldgs 4 and 5.

On Saturday evening there was a sewer back up affecting most first floor units in Bldg. 4. The plumber repaired the problem and the cellars were drained of the sewage today.

A water shut-off valve was installed in the basement of doorway 73.

The exterior faucet at 105/107 was repaired.

Bill Wright reported a leak in his bedroom. Repairs were worked, but the problem has not yet been resolved.

The dumpster at Bldg. 6 has doors that don't work well. John will call Winter.

The rear soffit at 103 was repaired.

Leakage at 109 B and 109-D was repaired.

Someone built stone edifices on the beach seawall using our stones. These were removed.

Unit 83-B: we have not heard further from Kevin.

Unit 83-C: John has written to the tenant explaining the rules about motorcycles.

Unit 103-A: The new tenant is Melissa Avarado.

Unit 87-B: The new tenant Amie reported that the lock was not working.

John reported that we should have \$13,000 available for further projects.

John will create a list of future meeting dates for 2015 and mail it to residents.

The meeting was adjourned at 8:05 PM .

Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: Board of Directors
John Hufcut