

**WALNUT BEACH CONDOMINIUM
ASSOCIATION**

**Board of Directors Meeting January 17,
2017 at the Margaret Eagan Center,
Milford, CT**

Present: Clare Farley, President; Margaret Meisenhelder, Vice President; Lisa Greggos, Secretary; Roque Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut, of Evergreen Management; and Beatrice Ball, Assistant Secretary

Unit Owners Present: Marty Lippman, Unit 77-C

The meeting was called to order at 7:05 P.M. All unit owners were notified of the meeting by email and through the website.

Comments of Unit Owners: Marty Lippman said that someone had piled material against the door of his basement storage locker and he requested a notice go out asking residents to not do this. Don Sanchez said he had done this and will remove the material.

Clare Farley said she was experiencing unusual hot water fluctuations. John will have a plumber look at it.

Don Sanchez noted that the snow plow clearing our driveway made unnecessary trips and he wondered if we were paying for this. John said we were paying per storm, using criteria of depth of snow, length of storm, and other weather conditions. John is challenging our snow removal contractor whose price was considerably higher than that of other contractors.

Bea Ball reported that the banging in the cellar had resumed. John said he will contact a plumber.

The minutes of the November 16, 2016 meeting were reviewed and approved.

Financial Report:

John reported that we have \$41,222.55 in our checking account; \$54,747 in savings for a total of \$95,969.55. Our Corporate renewal was done on line. The condominium will not pay taxes. John has prepared 1099 tax forms for our contractors as necessary.

John received the refuse rebate forms which he will send in. The anticipated rebate is \$7,020.00

Insurance Renewal: John has been working with Kathy on replacement costs. Increasing the deductible could save \$3,000; it is mandated that the deductible amount be set aside.

Unit Owners:

John announced the new unit owners. 103-A Roberta A. Chadbourne is the new unit owner. 105-D Many Anderone/John Kourbas are the new unit owners. John gave a list of current owners. Additional updates will be given by John.

Rules and Regulations:

The Board further reviewed the rules and regulations concerning pets. The Board is considering making changes to the rules and regulations regarding types and sizes of dogs. John will suggest a broader statement.

Seawall:

Rich Chafee said, his equipment for moving the rocks was damaged. He will do the repairs as soon as possible.

Clare reiterated that the Board should meet with new tenants and owners prior to their moving in.

Board members shared that we have received numerous verbal complaints. Owner should be reminded that complaints in writing.

John posted the list of the Board of Directors on all the hallway bulletin boards.

Landscaping:

Milford Quality has provided proposals for a severe shrubbery cut back and for repairing window wells. John thinks the costs are too high and will speak to them.

Work Completed:

Boiler Room Noises: The noises reported in Bldg. 4 have not been resolved. We have not been able to locate the noises reported in Bldg. 5.

Unit 89-C reported Optimum doing work in 89-D.

Basement leakage from Unit 105-A: The problem was caused by the lack of a pan beneath the shower unit. The unit owner paid for work completed.

Unit 87-B closing: The inspector reported leakage from Unit 87-A, the McBride unit. John will contact Jean McBride's daughter.

The deck replacements for Units 73-B and 73-C have been completed, and the railing for 73-B has been repaired.

Work on furnace room doors 77-B and 105-C was completed.

Common area smoke detectors have been replaced.

Unit- 85 squirrel problem: Heavy-duty screening was installed but the squirrels broke it.

Unit 77-B main drain line was cleared.

Bldg. 4 hot water mixing valve has been installed.

Work in Progress:

Unit 109-B leak issues at slider and kitchen window – R & M

Work Scheduled:

Masonry: Sidewalk repair at 89 will be done in the spring.

Window lintels: Work to be done in spring.

Concrete repair at end of Bldg. 6

Need to find another masonry contractor.

77-B & 79-B have leakage stains: move from DSR to R&M

Milford Quality: Curbing removal and seeding at end of lot – hold for spring Repair of fencing at Bldg. 6

WAZ Tree Service: Removal of tree at seawall - \$1,200

R&M: 109 rear trim above windows

109-D rear ceiling trim

109-A leak at front of unit and brick sealing

Projects to be priced:

Boiler replacement - Bldg. 6-Rick's Plumbing: \$22,473.23-Hold get references

United Sewer and Drain Cleaning: Bldg. 4 sewer line replacement-\$11,760--hold & monitor. Frank will also provide pricing—PVC piping. Will also require better hangers. A rigid line is required.

Worked to be scheduled:

Unit 77-C & Unit 79-D requires interior repairs when the owners are ready.

The next meeting is February 21, 2017.

The meeting adjourned at 7:55 PM

Respectfully submitted,

Lisa Greggos, Secretary