

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting March 21, 2017
Margaret Egen Center, Milford, Ct.

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

Absent: Roque Sanchez, Treasurer

There were no other Unit Owners Present.

The meeting was called to order at 7:00 PM. All unit owners have been notified of the meeting through the website.

The minutes of the February 21, 2017 meeting were approved with minor corrections.

Financial Review: John said we are in good shape financially.

Our flood insurance payment is due March 31. The premium has increased from \$10,502 to \$10,867 a year. Our flood insurance is 'grand-fathered' but this can change any time.

John has sent a letter to the owner of Unit 107-A regarding dogs.

John presented the Board with the notice concerning our rules and said he felt it should be mailed to everyone, rather than just posting it on the hallway bulletin boards.

Master keys are needed for the Board.

Snow Removal: The contractor suggested that when his men arrived they would do a better job if they could blow their horns, signaling everyone to move their cars to East Broadway.

Unit Owners: Unit owner of 89-D is coming back in April and requires Optimum services. John will follow up when he returns.

Unit 105-A crawl space will be checked for leakage.

Unit 101-D deck: The owner wants to replace it with "Trex". John will meet with her and the contractor.

Seawall Maintenance: Ground is still very wet and work will be done as conditions permit.

Work Completed: The joint on Unit 107-B toilet was soldered.

The common waste line between units 79-A and 79-C was repaired.

The Bldg. 6 circulator cartridge was replaced.

The water line in the 77 crawl space was repaired.

Our plumber, Frank Ciambrello, has reminded John that our equipment is getting old.

Maintenance: Hallway smoke detectors should be upgraded; prices are needed.

Have obtained pricing for Bldg. 4 main drain lines.

The Master TV Antenna will be removed when weather permits.

Boxes for the electric meters will be modified as meters are replaced.

Work to be scheduled for Spring and as cash flow permits:

Masonry: Sidewalk repair at unit 89

Window Lintels

Concrete repair at end of Bldg. 6

Find another masonry contractor

DSR: 77-B and 79-B leak stains – R & M

Milford Quality: Curbing removal and seeding at end of the lot

Repair fencing at Bldg. 6

Seeding behind building

R & M: 109 rear trim above windows

109-D rear ceiling trim

109-A leak at front of unit and brick sealing

109-B and 109-D – painting from repairs

105-D aluminum trim at header

New Items from Unit Owners:

Unit 85-A: Gas line issue – resolved by owner with licensed plumber

Unit 85-B: Miscellaneous leak reports – leaking water is traveling to the Delaney's deck.

103 entrance door: needs extra keys; the door has taken lots of wear because of the weather but it is fixed for now.

Unit 103-A will be submitting a request for improvements and miscellaneous items: they want to replace the furnace and replace kitchen items and would like outdoor venting for their dryer. (Three other first floor owners have outdoor venting for their dryers)

Projects to be Investigated and Priced:

Bldg. 6 boiler replacement: Ricks Plumbing has quoted \$22,473.23 and John received references which he passed out to the Board.

Furnace room doors, basement doors, and main front doors and sidelights. Hold for now; will contact Milford Beach apartment contractor.

Mailbox replacement: Hold for now.

Window lintel preparation and painting

Roof vent issue at Unit 83-D; John will look into this.

Park Benches: John is getting prices.

Work to be scheduled:

77-C Sheetrock cracks in living room and bedroom; water remediation; deck repairs; on hold at owners request.

79-D requires interior repairs which will be done when the owner is ready. John reminded the Board that we have to expect increasing problems as our buildings age.

The meeting adjourned at 8:00 PM.

Respectfully submitted,

Lisa Greggos,
Secretary