

WALNUT BEACH CONDOMINIUM
ASSOCIATION

Board of Directors Meeting April 18, 2017
Margaret Egan Center, Milford, CT.

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

Unit Owners Present: Marty Lipman

Comments from Unit Owners: Marty Lipman said that air-conditioning ducts were hanging down from the ceiling in his living and bed rooms and he would like to have someone look at it. He also said the vents require repair. John said he would look at it; however the repair cost would be Marty's responsibility. He also said that when he tried to use the recycling bins last Friday, the recycling bins were over filled. He asked the Board to obtain additional bins. He is getting ready to move and has lots of things to get rid of. The Board said, there was no need to have extra bins. Marty said he would use the bins at Bldg. 6. John said, that getting rid of excess materials when moving, is the owners' responsibility to dispose of the material. The dumpsters are for regular household trash and debris. It cannot accommodate owners or tenants cleaning out of large quantities of long-term storage, bulky items or construction materials. The board unanimously agreed that the owners are to hire their own contractor for hauling away such items. Attached please find the added addition, created in 2004 for the Rules and Regulations regarding Moving In and Moving-Out Fees. It is currently included in the resale packages that are given to the new unit owners.

Bea Ball asked for an update on her request to have benches placed at the waterfront. It was reported that some residents may be willing to donate seawall benches and we are looking into pricing. John said he was still investigating this.

The meeting was called to order at 6:56 PM. All unit owners have been notified of the meeting by mail and website posting.

The minutes of the March 21, 2017 meeting were approved.

Financial Review:

There is \$36,923.77 in our operating account and \$54,121.85 in our savings account.

Our flood insurance policy was renewed at \$10,867 (from \$10,502).

John passed out new master keys to the Board members and will coordinate the repairs with the locksmith for doorways 73, 77, and 101.

Landscaping:

Our landscaper called John pointing out the work to be done for the spring clean-up and mentioned the pile of sticks in back of Bldg. 4. Don Sanchez had been trimming shrubbery there.

Miscellaneous:

Unit 101-D wants to use Trex on top of the plywood deck. John has written her a letter.

Unit 103-A wants to replace the furnace and relocate the washer and dryer. John advised them that anything to do with the walls should be discussed with him.

Unit 105-A crawl space: John will have our plumber, Frank, look for any leakage. John has asked Frank to call Peggy, Judy and Lisa on various items.

Alex, our handyman, turned on the outside water faucets and found a water problem at 85. John will have this repaired.

Seawall Maintenance: Work should start within week. The ground needs to be dry and the tide needs to be low. This will cost \$1,500.

Bldg. 6 hot water boiler: John received a quote for boiler repair from John Bloszko of JSB Piping (which was recommended by Peggy). This was the most favorable bid/quote received. Funding will come out of the reserve account. A decision was made to hold off for right now pending other work that needed to be prioritized.

Work Completed:

The 83-B mailbox lock was replaced.

The common cold water line between Units 79-A and 79-C was replaced.

The leader at rear of 77 was repaired.

The gas line for unit 77-A was repaired.

The beach stairs were repaired.

One building light at the end of 89 was repaired. This is the original fixture and will be removed and replaced with a LED light.

Immediate work to be scheduled:

A second building light at 89 will be rewired for LED.

The 103 second floor fluorescent light has a bad ballast which will be replaced.

Units 77-B, 79-B, 85-B, and 109-A have leak issues and Kensee recommended sealing the brick.

Removal of old master TV antenna

Painting as needed for Units 109-B and 109-D

109 rear trim above windows.

109-D requires rear ceiling trim.

105-D old aluminum trim at window header

Unit 105-C truss uplift was questioned by West Shore who manage the unit.

Inspect 83-D deck.

Barbeque areas need to be decided.

Projects to be Investigated and Priced:

Furnace room doors, basement doors and main front doors with sidelights. John will speak to the contractor working at the apartments.

Mailbox replacements

Park type benches. John noted West Haven is using Trex on their park benches.

Other work to be scheduled:

Unit 77-C has sheetrock cracks in the living room and bedroom; requires water remediation; needs deck work; hold per unit owner

Unit 79-D requires interior repairs when owner is ready.

The meeting was adjourned at 7:28 PM.

Respectfully submitted,

Lisa Greggos,
Secretary



EVERGREEN PROPERTY MANAGEMENT

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October 6, 2004

TO: Unit Owners, Walnut Beach Condominium Association

RE: Move-In and Move-Out Fee

The Walnut Beach Board of Directors has approved establishing a move-in and move-out fee on all units at the complex, with the exception of those units which are rented, since they already pay a fee to the Association.

The purpose of this fee is to fund repairs for damages caused by owners moving in and out of the complex. In addition, owners moving in and out will be charged separately for leaving bulk items at the dumpsters, since the Association has to pay a fee for the removal of such items.

The move-in and move-out fees have each been set at \$ 50.00 and are effective as of October 15, 2004.

Board of Directors,
Walnut Beach Condominium Association, Inc.