

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting February 21, 2017
Margaret Eagen 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

Unit Owners Present: Marty Lippman, Unit 77-C

The meeting was called to order at 6:58 PM. All unit owners had been notified of the meeting through the website.

Comments of Unit Owners: Marty Lippman requested confirmation of the sales prices of the last two 2-bedroom units as this affects the price of his unit. He hadn't realized prices had gotten so low.

Peggy said a neighbor complained that the recycling totes were not big enough.

Bea Ball reported the emergence of bolts from the ceiling rafters in her kitchen/living room area. John said this was true of other units and it was the owner's responsibility to make repairs.

The minutes of the January 17, 2017 meeting were approved.

The new owners of Unit 103-A have moved in. Clare, Peggy, and Lisa will try to arrange a time with the new owners to introduce themselves and welcome them to the Walnut Beach Condominium Association.

Financial Report: We have \$32,819.67 in our checking account and \$54,709.77 in our savings account. We received a \$7,020 refuse rebate which has been deposited. We made a down-payment toward renewal of our insurance policy. John discussed the price of the last snow removal with the contractor who, subsequently, lowered the price to be in line with the prices of other contractors.

John received a request for a list of our residents. Some of our residents do not want to be on such a list. John said the only ones who should have a list of residents are the Board of Directors, the Manager, and the plumber, Frank Cambriella.

John presented a draft of a notice to be placed in the hallways reminding everyone that dogs must be leashed while in common areas. This notice could also advise every one of the bulk pick-up date.

Our attorney suggested that we postpone changes regarding pet restrictions until we issue new Rules & Regulations. John presented a draft of the letter he proposed sending to Unit 107-A, exempting the owner from the pet restrictions until the end of the lease.

Unit 87-B required information from John prior to closing.

Unit 105-A crawl space was checked for leakage.

The unit owner of 107-B found a small leak at a solder joint on the toilet. This will be repaired Feb. 27.

Harris unit 79-A is experiencing a leak from the Sanchez unit above them.

Tires were placed over rocks and must be removed.

John Hufcut reported Unit 101-C's (Sisti) entry key was not working and asked Lisa Greggos to make an extra keys for the hall doorway.

Seawall Maintenance: We have been unable to do the authorized replenishment of the rocks because of very wet conditions.

Recent sales: 105-D \$130,000 sold to Manya Andreone & John Kourabas
103-D \$150,000 sold to Pamela Donnelly & Joseph Wiatrzyk
103-A sold to Roberta Chadbourn
103-B sold to John & Cathy Farrell

Milford Quality proposals: The Board is questioning a severe cut-back as the shrubs are now showing buds. Bea Ball thought that a pruning with loppers would be much better as this needn't be done all at once and would avoid shocking the shrubs.

Work completed: 109-B had leakage at slider and kitchen window coming from 109-D deck.
87 crawl space was checked for rodents and squirrels were removed from 83.
89 rear door lock and 87 front door closer were adjusted
77 crawlspace water line was repaired
87-A and 87-C toilet drains were repaired

Maintenance:

Window wells: John is looking for a different contractor.

The smoke detector alarm went off and the fire department representative said that our alarms are old and recommended we upgrade them. The maintenance man replaced two of them when the batteries were replaced. Ed Steinerts also complained about this problem and John will have the alarm replaced.

Bea Ball asked the Board to install a bench at the end of each building, a bench that is anchored onto a cement pad, and gave the Board a picture of what was appropriate. If the benches are installed at the end of the building, they won't be visible from the street. John said he would get prices.

The main drain lines should be replaced with PVC piping. One contractor has quoted \$11,700 plus tax to do this. Our plumber Frank Cambrielo gave us a price of \$10,000. The drain in Bldg. 5 is in worse shape than the drain in Bldg. 4.

The master TV antenna will be taken down as its use has been discontinued.

The electric meter boxes in the back hallways need changes to accommodate the new meters. The change was successfully made to the box in hallway 73.

Work being scheduled:

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

Window lintels will be done in the spring.

We require concrete repair at the end of Bldg. 6. We need to find another masonry contractor.

Leakage stains in 77-B and 79-B: The contractor will be changed from DSR to R & M,

Milford Quality: will remove curbing and seed the end of the lot in the spring of 2017.

They will repair fencing at Bldg. 6.

R & M will: 109 rear trim above windows

109-D rear ceiling trim .

. 109-A repair leak at front of unit and brick sealing

Projects to be priced: Bldg. 6 boiler replacement. Rick's Plumbing quoted \$22,473.23.
John will get references

Furnace Room doors, basement doors, and main front doors and
sidelights: on hold for now

Window lintels require preparation and painting

Mailbox replacement: on hold for now

Work to be scheduled: 77-C: Cracks in sheetrock in living room and bedroom and water
remediation. This is on hold per unit owner.

77-C deck: This is on hold per unit owner

79-D interior repairs when owner is ready

The meeting adjourned at 7:52.

Respectfully submitted,

Lisa Greggos,
Secretary