

WALNUT BEACH CONCOMINIUM ASSOCIATION
Board of Directors Meeting May 23, 2017
Margaret Egan Center, Milford, CT.

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

Absent: Margaret Meisenhelder, Vice President

Unit Owners Present: Marty Lippman, Unit 77-C and Susan Kelly, Unit 73-C

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

Comments of Unit Owners:

Susan Kelly said that the basement and storage bins were very dirty and asked if it could be cleaned up.

Marty Lippman said that a shrub on the left side of doorway 75 is leaning. He would like to have it fixed. He had reported this before.

Marty reported on what he learned at the recent Coastal Project meeting. They will create sand dunes and plant grasses, bushes and trees, bringing the level of the beach from Silver Sands State Park through Beachside Condominiums to the level of Beachside. The cost will be \$7,000,000 and will be paid for by the State and Federal governments and grants by individual groups. The work will be finished in 2018.

Marty has calculated the number of trash and recycling barrels needed for the number of occupants we have and said we should have four more barrels. John suggested that Marty take advantage of the bulk pick-up on June 14.

John said that Isobel Clarkson had called him regarding the installation of solar panels. John said we don't have enough roof space, it would void the guaranty on our roof shingles, and sea gulls drop shells, etc. on our roof.

Unit 105-D's new unit owner's son complained about outsiders parking in our lot and would like a guard or a tow truck standing by in the summer week-ends. John explained our past efforts to fix this but nothing has worked. We cannot afford a guard. Don said we might give out visitor's cards reading somewhat like this: "Guest of Unit 105-A." This suggestion was favorably received. Also suggested were parking stickers.

Peggy cannot make the next meeting and asked if the date could be changed. On checking with Board members present there were no alternate dates.

Clare said, the garden hose in rear of bldg. 6 is fused onto the spigot.

The minutes of the April 18, 2017 were approved.

Financial Report: John reported there was \$4,232.12 in our checking account, and \$46,260.90 in our money market account for a total of \$60,814.62

John said that because of problems with water lines and drain lines, etc. we cannot repay the money removed from the Money Market Account. This may necessitate an assessment. Our biggest expense is insurance at \$70,000. Clare suggested we do a routine assessment for our insurance.

John gave the Board of a draft of a memo regarding landscaping modifications.

The City bulk pick-up will be June 14th, 2017.

John has sent out notices requesting residents' license numbers. This will provide protection from towing visitor's cars.

John will speak with the new owners of unit's 87-B and 103-A regarding residency in the units.

Unit 89-D requires work by Optimum (three technicians came so far). John has written Sesto.

Chadbourne Unit 103-A. The new owner wants to replace the furnace and air conditioning unit. John spoke with her about the need for permits and licensed workmen.

Bldg. 4 boiler went down; maintenance on the boilers bldgs. 4 and 5. It will be done this Friday; Bldg. 6 boiler will be monitored.

Seawall Maintenance: The latest cost is \$1,500.00

Ralph Aliberti reported holes in the seawall. John said it has been too wet to do any work, but that the holes will be filled when the fallen stones are pulled back up.

Barbecue areas: The use of paving stones instead of cement was suggested because of the possibility of storms; individual stones can be reset. Also suggested was extending part of the sidewalks near the back doors for use as a barbeque area.

Work Completed:

Unit 105-A crawl space leakage. Frank took care of the problem.

The second building light repaired at end of 89-bldg. 4

103 second floor light ballast replaced.

Beach stairs repaired

Emergency/Exit light annual maintenance

Light bulbs purchased

Unit 77-B treated for ants

Unit 83 – termites found – CT Pest to inspect all three buildings.

105-C furnace door replaced – invoice received

77-B furnace room door repaired – invoice received

87-B shutter replaced – invoice received

77-A/B rear gutter leader repaired – invoice received

Work scheduled with R & M Custom Contractors:

Unit's 77-B, 79-B, 85-B and 109-A leak issues. Gary said, leakage was coming from the windows, not the brickwork.

Doorway 109 rear trim above windows and 109-D rear ceiling trim

105-D old aluminum trim at window header

105-C truss uplift. This is a different problem.

Work to be scheduled:

Old master TV antenna removal

Painting as needed for Units 109-B/ D, 101-D

101-D furnace room door

Check Unit 83-D deck

Locksmith to meet re: 73, 77, 101

Projects Needed:

Smoke detector replacement

Monitor main drain lines

Monitor gas lines for now

Masonry – End of Bldg. 6, sidewalks, i.e. 89, window lintels

Electrical panel modifications as needed

Projects to be Investigated and Priced:

Furnace room doors, basement doors and main front doors with sidelights.

Mailbox replacements

Unit 83-D has a roof vent issue

Park type 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.

77-C deck – On hold per owner

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

The meeting was adjourned at 8:21 PM.

Respectfully submitted,

Lisa Greggos,
Secretary