

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting June 19, 2018
Margaret Egan Center, Milford, CT

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

Unit owners present: Vito Sesto, Unit 89-D

Comments from unit owners: A year ago Vito Sesto, requested removal of a pine tree at the end of his building, but this was never done. The last storm cracked some branches and it needs trimming. John said he would look into this.

The meeting was called to order at 7:36 PM. All owners were advised of the time and place of the meeting.

Secretary's Report:

The minutes of the May 15, 2018 meeting were approved.

The letter requesting Board nominations was sent to all unit owners.

Treasurer's Report:

There is \$14,838.20 in our checking account and \$42,338.77 in our reserve account.

Units sold: Unit 83-A – Kellie Sullivan
Unit 109-D – Carl Alterio
Unit 105-C – Dawn Browning

Administrative:

Rules and Regulations are completed. They will be sent to the Board's attorney for final review.

Maintenance Standards:

The Board will meet in mid-July to review the maintenance schedule.

Judy reported that the hose in front of her building was splashing everywhere. John will check on this.

The dog issue was not resolved. We decided to send a follow-up letter since the off-lease problem continues.

Regarding storage of kayaks, for now we are keeping it as is - allowing unit owners or residents to keep them on their decks.

The June 9 bulk pick-up was completed.

Storage in common areas and warehouse placement were discussed.

Milford Quality Landscaping was asking for payment for mulching the area in front around the WBC sign, but we had never authorized the work.

The landscaper has agreed to repair the winter damage to our property.

Engineering and structural:

Unit 109-C rear window/brick will be monitored.

Unit 107-C brick movement at furnace vent.

Bldg. 4 brick movement at 77 front section

Gutters and seam issues: \$3,360.00 per Martin Aluminum for one run behind bldg. 4

Trim: change from aluminum to Azek at decks

Trim: change from aluminum to Azek at front and back – second story units

Truss repairs at rear of buildings at second story units

Capital Projects to be priced:

Main sewer lines-- \$36,000 as of 2/25/17, projects will be prioritized by building as needed.

Sidewalks with grill pads – on hold for now

Window lintels

Brick pointing

Basement doors – Bldg. 5 basement door is an immediate issue.

Main front doors and sidelights

Painting

Parking lots

Landscaping projects: on hold

Roof vents i.e., 83-D

Smoke detectors

Mailboxes – Bldg.6 cluster box is an immediate issue, i.e. 101-D mailbox door

Maintenance Projects:

Gas lines as needed

Electrical panel modifications as needed: i.e. 87.

Common air conditioning condensate lines as needed.

Decks as needed – 83-D, 81-D

Railings as needed – 81-D

Shingle replacement and painting as needed: i.e., 101- A, B and D, 109-B and D

Furnace room doors as needed

Maintenance Done:

Monthly bait stations serviced at all three buildings

77-B/D drain line replaced

Bldg. 5 cold water line repaired

77-A/C drain line cleared

Work to be scheduled:

79-C bathroom ceiling

77-B plumbing issues

79 rear hallway repairs from plumbing work

Leak in Bldg.5 at basement – work needed on main water valve – Frank scheduling

83 crawlspace drain line leak and 85 crawlspace copper line support – Frank scheduling

107-D interior stain from ridge vent issues

Concrete repairs at seawall manhole and front corner of foundation at bldg. 6 basement entrance.

79-A kitchen floor replacement and window issues
79-B leak repair

Miscellaneous work as cash flow permits:

Old master TV antenna removal

To be scheduled when owners are ready:

77-C cracks in living room and bedroom sheetrock
77-C deck
79-C interior repairs

Work Done by Mike Fedorko – awaiting invoices:

Furnace room doors issues with 101-D and 107-D
Shutter replacements: 89-A and 79-A
83 front downspout – bottom section
81 entry door weather-stripping
107 and 109 leader elbow

The meeting adjourned at 8:16 PM.

Respectfully submitted,
Lisa Greggos
Secretary