

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting July 17, 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

Absent: Beatrice Ball, Assistant Secretary to the Board

Meeting with Contractor and Engineer:

The board had scheduled a 7:00PM meeting (prior to the regularly scheduled 7:30PM board meeting) with engineer Tim Wentzell and contractor Steve Cassella of Castleberry Construction to work out details about the upcoming structural repair contract. John Hufcut and the board had met on site with the contractor and the engineer several times previously. Due to the complexity of the structural problems being addressing, this meeting was held to verify and coordinate specification construction details. The meeting ran longer than anticipated and thus, the regular board meeting did not start until 7:55PM.

The meeting was called to order at 7:55PM.

All owners were advised of the time and place of the meeting. There was one unit owner that came for the regular meeting at 7:30PM meeting but did not remain for the meeting, due to the delay.

Comments from unit owners:

None

New business:

The board agreed to sign a contract with Castleberry Construction Company for structural repairs for \$8500 for installing new support beams in one of our buildings that needs structural support. Additional work may be required on the center beam, of same building, once the side support beams are installed. This will be determined by further inspection by the engineer and the contractor upon completion of the first phase of work. A systematic inspection is required of the structural elements in all others crawlspaces.

Secretary's Report:

The minutes of the June 19, 2018 meeting were approved, with the following corrections: Milford Quality Landscaping was asking for payment for mulching the area in front around the WBC sign, but we had never authorized the work.

Treasurer's Report:

There is \$17,673.04 in our checking account and \$44,866.71 in our reserve account.

Administrative:

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

Noise issue in bldg. 6 was resolved.

Common area storage memo sent to all buildings

Personal information:

Some owners are requesting a published list of owners, tenants, and more personal information such as telephone numbers and e-mail addresses. Discussion ensued regarding condo law limitations on what information can legally be published, and the fact that many people do not want any personal information available to neighbors. John will discuss this further with our attorney.

A unit owner is switching from Frontier to Optimum. They need to dig into the ground to replace a cable. John is looking into this.

A unit owner required in bldg. 6 will be sanding and staining their deck.

Landscaping: The mulch issue was discussed with Matt – Site visit needed

The current dog issue was discussed with the dog owner and a board member. Since it seems to be resolved, second letter will not be sent at this time.

Maintenance Standards:

The Board had planned to meet in mid-July to review the maintenance schedule. (This was cancelled due to conflicting schedules). Will reschedule in the near future.

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 – Charms Locksmith, of West Haven has taken care of 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

Proposal from Morgan Carpet for unit 79-A

Screening repair at deck Vine removal at A/C vent unit 89-A

Closing up of ridge vent due to wind driven leaks, interior leak repairs 107-D

Tree-Pine behind 101/103 comments were made regarding the half dead tree. This is on hold at this time.

Maintenance Done:

Monthly bait stations serviced at all three buildings

Frank fixed the faucet in front of bldg.83.

The damage limbs from the pine tree behind bldg. 5 were removed.

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 8:45 PM.

Respectfully submitted,
Lisa Greggos, Secretary