

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting July 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 Lippman Unit 77-C

The meeting was called to order at 7:02 PM. All unit owners have been notified of the meeting by mail and website posting.

Comments from Unit Owners:

Marty Lippman said he was surprised that the shrub he wanted straightened had been removed.

He called the Police Dept. requesting removal of the street parking space to the west of the Bldg. 4 and 5 driveway which was blocking visibility. He spoke with officer Mauro at the Traffic Division and this space was eliminated. Clare said her driveway had the same problem and Marty recommended she contact Officer Mauro.

The minutes of the June 20, 2017 meeting were approved.

Financial Report: There is \$5,787.60 in our operating account and \$49,773.48 in our money market account.

Unit Sales: Unit 87-A will be closing at the end of July. Unit 107-C is awaiting paper -work.

Call for Nominations mailed to owners: All have not come in.

Memo and Unit/vehicle information: All have not all come in.

Residents List: John has made changes and will E-mail them to the Board. He will also E-mail the contractor's list.

Maintenance: Update from agenda to be e-mailed to Board.

Landscaping: John will set up an on-site meeting with Matt from Milford Quality.

Unit Owners:

Unit 89-D: Optimum work on roof will be checked by John.

Doorway 83 second floor smoke detector will be changed by Alex.

Unit 77-A washer/dryer issue has been resolved

Unit 85-B beach stair issue.

Maintenance Completed:

Dead wood trimmed from the tree at entrance of Bldg. 6 driveway.

Removed leaning shrub at entrance of doorway 75.

Sign beds were mulched.

Basements were cleaned; no soot was found in the 73.

Unit 109-B interior leak was repaired.

Bldg. 6 exterior faucets were repaired.

Supplemental Sheet:

Capital Projects.

Maintenance Projects

Worked Scheduled

Miscellaneous Work as cash flow permits

To Be Scheduled When Owners are ready:

1) 77C cracks in sheetrock in living room and bedroom and water remediation – On Hold per owner.

2) 77C deck- per owner.

3) 79D interior repairs when owner is ready.

Maintenance projects listed are:

Grill pad options are still being discussed.

105-C truss uplift, which is the most severe, is progressing.

Doorway 85 second floor window replacement also requires screen replacement.

The meeting adjourned at 7:55PM

Respectfully submitted,

Lisa Greggos,
Secretary