

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting August 22, 2017
Margaret Egan Center, Milford, CT

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

Absent: Clare Farley, President

Unit Owners Present: Marty Lippman Unit 77-C

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

Comments from Unit Owners:

Parking: Peggy said it was important to get the license numbers of resident's cars and that of their visitors. Some non-resident owners have submitted the information, but not all residents have done so. John sent out a second mailing, requesting vehicle information.

Complaints have been received about skunks. John looked into this and agreed there were lots of skunks. There was also a dog complaint about a visitor's dog, but the problem was only for the day.

Isobel Clarkson, Unit 77-C, is still having trouble with gutter blockage.

Patricia Dorothy, Unit 87-B, was inquiring about the rules for the second floor units to have carpet.

Insurance: John is obtaining quotes.

Update of Rules & Regulation: The Board will meet Tuesday, at 10:00AM, after Clare comes home.

Unit 105-A: John received a call from Rodika saying someone had gone into the hall closet, and asked if he had authorized work. John had not.

Unit 81-C: Jerry Fay complained that the shrubbery has not been trimmed.

The minutes of the July 18, 2017 meeting were approved.

Financial Report:

There is \$3,304.80 in our checking account and \$52,113.24 in our money market account.

Unit Sales:

Unit 87-A Derick Kazmkerkyk has moved in.

Unit 107-C has been sold to Jessica Medoff. John is waiting to receive proper documentation on the sale.

Call for Board of Directors 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.

Capital Projects list to be priced:

- Engineering report and specifications for crawlspaces, i.e. 87-Pending
- Crawlspace work to be then be priced.
- Bldg. 6 hot water boiler-22,156.47-Price held-Awaiting receipt of materials
- Main sewer lines approx. 36,000.00 as of 2/25/17
- Common air conditioning condensation lines
- Sidewalks
- Window lintels
- Brick pointing
- Basement doors
- Main front doors and sidelights
- Painting
- Parking lots
- Landscaping projects
- Roof vents, i.e. 83-D
- Smoke detectors
- Mail Boxes

New Issues:

- More small rocks for seawall
- Front of Bldg. 4 – area 77 – brick facade
- Truss end issue at 109-Engineer's report
- Window at 109-C and brick

Maintenance Projects:

- Seawall maintenance – 1,500.00 - Done
- Termite treatment-all 3bldgs. - 8,507
- Pads for grills
- Gas lines as needed
- Electrical panel modifications as needed, i.e. 87
- Decks as needed-73-D checked and okay; check 83-D and 77-C – Hold per owner,
- Masonry repairs
- Railings as needed
- Shingle replacement and painting as needed, i.e. 101-B, 109-B and D, 101-D
- Furnace room doors as needed, i.e. 101-D
- 77-C cracks in sheetrock in living room and bedroom and water remediation – On Hold per owner.
- 79-D interior repairs when owner is ready.

Maintenance Completed:

- 89-D cable wire gone from gutter
- 109 first floor smoke detector replaced
- Existing rock placed back on seawall and steps reinforced; 85-B was notified about access modification.
- Two squirrels were trapped and removed at doorway 89.
- Fence across from Bldg. 6 repaired
- Weeds: The planting/weeds were cut down by the seawall fence.
- 83-A gas line for grill was disconnected.
- 83-A A storage bin was located for the owner.

Miscellaneous Work as cash flow permits:

- Old master TV antenna removal
- Locksmith as needed re: 73, 77, 101
- 83 front downspout-bottom section
- 81 entry door sweep and weather-stripping
- Hallway 85 second floor window replacement

The meeting adjourned at 7:55PM

Respectfully submitted,

Lisa Greggos,
Secretary