

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting of March 22, 2016
at the Margaret Eagan Center, Milford, CT

Present: President Richard Gaudette, Vice President Clare Farley, Secretary Margaret Meisenhelder, Treasurer Michael Carrington, Member at Large Judith Ruskin; John Hufcut, Evergreen Management, and Beatrice Ball, owner and Assistant Secretary

No other condominium owners were present.

Proof of Meeting: All unit owners had been notified of the time and place of the meeting.

President Gaudette called the meeting to order at 7:04 PM.

The minutes of the February 23, 2016 meeting were approved.

Financial Report:

John said our savings account is in a money market fund at the Webster Bank.

As of next month the Milford Bank checking account will be closed and monies transferred to our new Webster Bank checking account.

Old Business:

John received a \$2,408.00 rebate from SCG Co. for our energy efficient boiler. This has been deposited into our savings account.

Unit 103B has been purchased by Kathy Farrell who will rent the unit.

John reviewed with the Board the bulletin he had drafted at the last meeting. 'No Smoking' in hallways notices and use of first floor storage closet were suggested and will be added to the letter.

A follow-on letter to the Bldg 4 notice regarding the feeding of birds and animals was sent.

Sea wall warning signs have been ordered.

Work Completed:

Attic 77 was inspected for squirrels which Marty Lippman had reported, but none were found.

103 vent cap is being fabricated by Air Specialties, and they are looking for a different cap for 83D kitchen vent. They are looking into PVC instead of metal.

The door of Unit 101D was painted by Robert Santoro (at no charge).

The entry door for 109 was repaired.

The annual exit light-emergency light service was done.

Work in Progress:

Unit 79A: Lintels are getting worse; window replacement and masonry work will be done as needed.

Unit 77 Basement: Mike Fedorko will remove the storage unit Marty Lippman had built in the basement of Doorway 77. Electrical work will stay; masonite ceiling is to be removed.

John Hufcut and Dick Gaudette had inspected the area. No odor was apparent in this area at this time.

A larger waste water pipe was suggested to handle the back-up problem. Insulation hanging down needs to be removed and replaced.

Furnace Maintenance: John proposed that the Board retain a contractor to service our furnaces as needed and has asked Rick's Plumbing to bid on hot water boiler maintenance.

Landscaping Contract: The landscaping contract was received for renewal. Clare recommended the cutting of ornamental sea grass in the spring, not in the fall as they have done in the past.

Weeding and mulching were discussed but there was no resolution

Bldg 6 has cracks in the window sills and John wondered if this was a cause of leakage.

Projects: As cash flow and weather permit

Bldg 6 hot water boiler, John will request a price from Rick.

DiCocco Construction has one more sidewalk to fix at area 89.

Deck repairs for 73C, 77D, 85A, and 85C will commence when the weather moderates.

Crawl space insulation work has been done for 105, and John is seeking a contractor for other areas.

Furnace room, basement, and main front doors with sidelights: John will contact the contractor at the apartments.

New mailbox units are required.

Window wells will be reset as needed.

Consideration of a landscaping plan for the front of Bldg 4.

Work scheduled based upon cash flow:

Commercial gutter/leader for rear of 77 – Homa?

Bldg. 6 window lintel issue – Homa or DiCocco

Unit 77C cracks in sheetrock in living room and bedroom

Unit 79D interior repairs will be made when the owner is ready.

Unit 109D deck wall insulation will be looked into by DSR.

It was reported that cigarette butts are being thrown off certain patios. This will be added to the letter John is sending out to unit owners.

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board Members
John Hufcut