

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting
September 21, 2020
Zoom online meeting (due to COVID-19)

Present Online: Co-Presidents: Clare Farley and Margaret Meisenhelder; Lisa Greggos, Secretary; Don Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut of Evergreen Property Management

Unit Owners Present: None

After everyone was connected by Zoom, the Board meeting was called to order by Clare Farley at 7:02 PM.

Comments by Unit Owners: None

All owners had been advised of the August and September Zoom meetings, due to COVID-19 closure of the Margaret Egan Center.

Minutes - The August 2020 minutes were approved as presented.

Financial Review

The August 2020 financial report had been sent by John Hufcut to the Board prior to the meeting.

There is \$12,295.98 in the checking account and \$22,844.13 in the market reserve account for a total of \$35,140.11.

79-A Unit owner's attorney will be contacted for update.

103-C John is still waiting for the resale package return from owners' attorney.

Owner Zoom Meeting

The Board reviewed documents for the Second Mailing to be sent out prior to the Owner Zoom Meeting scheduled for October 2nd at 7:00PM. This meeting will discuss the annual proposed budget for 2020 - 2021, the proposed increase of 10% common charges, and the proposed assessment of \$93,000.00.

Since there will be not in person annual meeting this year due to Covid 19, budget questions will be answered at this meeting.

Elections for the expiring positions of Clare Farley, Lisa Greggos and Roque (Don) Sanchez will be conducted by ballot per nominations received for these three board positions. Budget, increase of common charges and assessments will, also be approved via ballot before being sent out.

Scheduled Work

Paradise Landscaping completed the tree cutting due to the storm damage. Three trees were taken down by the Milford Apartment pool area and the entire area cleaned up; stumps were removed from the driveway by Building 4; and, the remained of large tree at the end of the lawn by the Building 4 beach stairs was cut down and the stumps ground. Total cost was \$1,350.00.

The Beach Beach stair gate was completed and installed. The gate lock will be installed as soon as the lock is received.

Lawn Renovation

Clare asked to John to get a bid for the Spring from Milford Quality Landscaping for the Spring 2021.

The board will see if Paradise Landscaping is interested in giving us a bid for lawn renovation in the Spring.

John is going to check the dates on the snow contracts.

Peg inquired about the Insurance contract. John replied it is renewable in February.

Administrative

Units 103-B and 103-D issue – Being handled by association counsel

City work, i.e. fencing – Still pending

SCG planning work at the complex – No new updates

Beach gate key sent to Unit 81-C – Gerard Fay/Blanche LaBarbera

Unit 109-D installing new wood decking at his own expense

Unit 83-A spilled coffee in the common hallway – Referred to Advance Carpet Cleaning.

Unit 77-unit owner notified board of small book club gathering on lawn

Maintenance

Vandalized signs replaced at Bldg. 6

Door closure at 83 repaired by a resident

Milford Quality to take care of tree limb reported by 81-C

Unit 105-D reported water stain on ceiling, John will have contractor check if there are any problems. John will also give unit owner a referral for a contractor to fix her storm shutters, which owners are responsible for. The owner also mentioned her faux green carpet on her deck. John will refer a contractor for to contact, this is also a unit owner's responsibility.

Website reminder to all:

Our Website is wbcamilford.com; user name is wbca; password is 73109ebway

The Meeting was adjourned at 7:35PM

Respectfully submitted,

Lisa Greggos, Secretary