

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting September 23, 2014, at the
Margaret Egan Center, Milford, Ct.

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

President Richard Gaudette called the meeting to order at 7:00 PM and stated that all unit owners had been notified of the time and place of the meeting.

Comments from Unit Owners: Bea Ball asked that on days the grass is too dry to cut that the gardeners remove dead shrubbery. John said he would speak to the gardener. She also noted that the smoke detector in doorway 73 is beeping.

The minutes of the August 19, 2014 meeting were approved.

Financial Review: Dick said \$12,000 of the money coming in for the boiler has been put in the Reserve Account. We will add another \$4,000 tonight.

John said he would like to schedule a budget review workshop with the Board at the home of one of the Board members.

Annual Meeting: Three nominations for the Board have been received: Michael Carrington, Dick Gaudette, and Clare Farley. John will handle the voting package (ballots, notice of meeting, proxies, etc.)

Sidewalks: Work is progressing. There was an issue concerning the base of a light pole and the contractor notified the City but has not heard from them. The City requested that DiCocco replace the catch basin near Bldg. 6. We want to know who is paying for this.

The contractual final cost of the sidewalks is \$24,460. This does not include the cement work in the interior of the complex which has been completed.

The slab in front of doorway 101 has cracks. John will ask the DiCocco to look at it.

89 Entry: Light replacement is pending. The windows of the Wright unit 89-B require caulking, etc.

Building 5 Water Heater: John spoke to the gas company representative. They no longer handle rebates directly, but will forward paperwork for filing to John. The rebate/energy saving program is in effect until December. The boiler cost is \$16,016.00 plus tax of \$1,016. 00. This is the same as the boiler installed in Bldg. 4.

Removal of Dead Trees: John received a day rate quote of \$1,800. Dick said “Busy Beaver” advertises cheap tree removal. John will contact them and request a price.

Document Revisions: John will discuss this with the Board at the Budget meeting.

Doorway 77: Peggy and Isobel Clarkson had previously reported odor emanating from the cellar as well as insulation problems. John checked the area and said he would remove or re-install the fallen insulation.

Marty Lippman’s crawl space room was inspected. John will send a letter to Marty regarding the removal of flammable materials which are not allowed to be stored per the Fire Marshall.

John discussed installation of a ventilating system. He stated that it would be expensive. There does not appear to be an easy ‘fix’ for the mildew/odor problem.

Water Leaks: Judy reported water was coming into her unit, apparently, from the gutter. John will check into this.

Clare is experiencing leakage from the bathroom above. John will contact Frank, our plumber.

Bldg 5: The basement door of Bldg. 5 is ‘sprung’ and requires repair/replacement.

Contract List: Peggy requested a list of our current contractors which John will provide.

Door 77 is not closing. John will send **Amity** to make adjustments.

Railings: Two ground floor deck railings require replacement.

Unit 79-D requires many kinds of repairs.

Unit 73-C needs new plywood for her deck. The covering is her responsibility.

Mail Boxes: The mail boxes for Bldg. 6 are in poor condition and John will get prices for a replacement unit.

The meeting adjourned at 8:05 P.M.

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: John Hufcut

Evergreen Management