

WALNUT BEACH CONDOMINIUM ASSOCIATION
Minutes of Board of Directors Meeting of September 22, 2015
at the Margaret Egan Center, Milford, CT

Present: Vice President Clare Farley, Secretary Margaret Meisenhelder, Treasurer Michael Carrington, John Hufcut, Evergreen Management, and Beatrice Ball, Assistant Secretary

Absent: President Richard Gaudette and Member at Large Judith Ruskin

Condominium owners present: Marty Lippman, Unit 77-C and George Webber, Unit 103-D

There were no comments from unit owners.

Vice President Clare Farley called the meeting to order at 6:59 PM, and announced that all unit owners had been advised of the time and place of the meeting.

Assessment Motion: The first order of business was a motion by Michael Carrington. Stating that proper notice having been given, he moved to assess against the owner of unit 109D the portion of damages not paid by our insurance carrier of \$9,001.72, as such owner engaged in gross negligence and willful misconduct related to running a water pipe through the attic without board permission and approval.

The above motion was amended from the motion of the August 18, 2015 general meeting to include the addition of "willful misconduct". The motion was approved by Clare Farley, Margaret Meisenhelder and Michael Carrington.

John has a letter from our attorney which we will send to Sal Ciefucu with a copy to go to his insurer. The letter's purpose is to try to help Sal with his insurance claim if he is covered.

There has been no response to the disclosure letter.

Financial Report:

Our checking account balance is \$4,173.27, and our savings balance is \$33,930.91. This totals \$38,104.18.

Richard has to sign the paperwork for the transfer of our accounts from the Milford Bank to Webster.

Budget: John would like to meet with the Board to go over the budget, and it was tentatively agreed they would meet at Richard's home October 6, at 6:00 PM depending on the availability of the absent board members.

Security Problem: George Webber of 103 D reported that he had found insulation from the attic above him on the hall floor. He and his neighbors are concerned with what looked like a break-in and want to know how to prevent one in the future. John said he had not had a contractor working there at the time.

John has keys which he has to bring over for utilities, cable people, contractors, etc. This requires notice from workers or unit owners. Plumbers, cleaner, etc. have keys to front doors, only. However, some owners may have attic keys which they should not have.

After considerable discussion, it was agreed John would speak with Mike from Amity Lock to discuss possible solutions including a lock box.

General Meeting: Our General Meeting will be held Thursday, October 29, 2015, 7:00 PM at St. Gabriel Church Hall. Requests for nominations for the Board of Directors were sent out and two names were received: Margaret Meisenhelder and Judith Ruskin.

Seawall Signs: John saw a sign that said “Danger – Do not Climb.” He thought this wording would provide liability protection and will discuss this with our attorney.

Electrician: John said our new electrician is Michael McCarthy. John has tried him out on three jobs.

87-C: Nothing further was received concerning John Hufcut’s response to Unit 87-C E-Mails.

Insurance: Philadelphia will be renewing our insurance for 2/1/16. We do not yet know what the cost will be. John reminded the Board how difficult it is to get bids on shorefront properties.

Other Unit and Water damage: Bob will work on this and the Association attorney will monitor it.

Parking Issue: The Unit 79-A parking issue has been resolved. They are using one of Marty Lippman’s spaces.

Leak Damage: Unit 89-A has leak damage from the end unit and wondered if the Association would pay for it.

Renovations: Unit 105-A is doing renovations but we do not know what is being done.

Maintenance Done Since Last Meeting:

- The large dead trees were removed.
- DiCocco Construction has repaired the Bldg. 6 driveway apron and certain sidewalk panels

were replaced.

- Monthly pest control baiting has been done.
- The source of the leak in 79-C has been found. The bathroom vent in the attic has been reconnected.
- Hallway 89 front entry lock. Neighbor Kernel Locksmith did not work out.
- Hallway 81 second floor light bulb, hallway 83 second floor light bulb, and smoke detector battery were replaced.
- The railing work has been completed.

Work being scheduled based on cash flow:

- Miscellaneous painting is being done by Robert Santoro
- Deck replacement for units 77-D, 73-C, 85-A, and 85-C will be done by DSR Co.
- Commercial gutter/leader for rear of 77 will be supplied by Homa.
- 107-A window replacement will be done by Homa when he hears from the owner.
- Bldg. 6 window lintel issue. John has discussed this with Homa and DiCocco.

- Bldgs. 5 and 6 basement doors and 79 front door: R & M is checking with Lindquist on a suitable grade of steel door with side panels. Composition and fiberglass warp when exposed to our weather. John will look further at steel doors.

- Milford Quality will create a landscaping plan for the front of Bldg. 4 for fall planting.
- New mailbox units are being priced.
- Roof vent replacements: John is searching for a different style.
- There are cracks in Unit 77-C sheetrock in the living room and bedroom.
- Mike Fedorko will replace the Unit 89-B shutter.
- Window wells will be replaced as needed by Mike Fedorko.
- Unit 79-B/-D condensate line will be checked by Frank the plumber again.
- Crawl space insulation will be replaced as needed.
- Unit 109-D deck wall insulation. John will have DSR look at this.
- Judy Ruskin was referred to Homa to handle the installation of a clothes dryer vent.
- Furnace doors are ineffective.
- The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary

cc: Board of Directors
Evergreen Management

