

WALNUT BEACH CONDOMINIUM ASSOCIATION
Special Board of Directors Meeting November 9, 2020
Zoom on-line 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

The purpose of this meeting is to finalize any outstanding issues with Evergreen Management.

Sewer Problems: John was asked to discuss the capabilities of United Sewer and Drain given the scope of the sewer piping and drainage problems. The board would, also, like to consider Hydro Mechanical Plumbing Heating LLC - owned by Carl Alterio 109-D for this work.

Small Maintenance:

John was asked about small maintenance work to be done by November 15th (Evergreen's final contract date). John stated that he had given his maintenance folder to Matt Felner of Felner Corporation (which will be taking over on the 15th) with a list of jobs completed and needed to be paid, as well as current pending work.

Bldg 4: Shutters behind 77B need to be replaced - there is a problem with size (given to WCM).

Bldg 5: 85 florescent hallway light is out. Mike Cody of WCM will look at when he puts away the hoses for the winter.

Bldg 6: 109A front window needs part replacement.

John has handed over all project files, including vinyl siding and masonry bids for Building 4, 77 and 79 frontage.

Beach Keys: The gate has been finished and keys passed out to owners or tenants.

Snow Contract: The board has signed the snow contract for 2020 - 2021 with Milford Quality Landscaping.

East Broadway Fence: Clare mentioned to the board that Beachside president John Ball had spoken to Chris Saley regarding the fence on East Broadway. Because of Covid-19 which has affected the city maintenance department, the work will not start until April 2021.

Street Lights: Peg inquired about the street lights which have not been connected. Residents of the condo John Greggos and Bud Stone have tried to contact the Mayor's office. The board will follow up.

Bank Account Transferrals: Transferral of Webster Banking accounts was discussed. John has dealt with the West Haven branch and thought that that the accounts would be closed and new ones opened. Aracelis Gonzales the branch manager at the Milford branch after having received the files from West Haven advised that Evergreen/John Hufcut should be removed from the checking and Money Market accounts and Felner added; but, that it would be more expedient if these accounts remain the same.

A meeting is to be held with the Milford Bank branch manager, Clare Farley and Peg Meisenhelder, Co-Presidents and Matt Felner on Tuesday, November 10th. Felner will order new checks following the meeting. John has turned checkbooks over to Felner.

Fire Marshal : John has informed/left telephone message for the fire Marshal regarding the outstanding issues with owners still in violation of fire law requirements. John had asked for a meeting three weeks ago; however, the fire marshal has not followed through.

Clare and Peg discussed changes in the condo since John was hired. They and the rest of the board thanked John for all his work over these many years, and wished him and Michelle their very best in this new chapter of their lives.

Respectively Submitted:
Lisa Greggos, Secretary