

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting

June 15, 2020

Zoom online meeting (due to COVID-19)

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

Unit Owners Present: Lori Jelenik – 109-D (Carl Alterio 109-D had planned to attend but was delayed)

The meeting was called to order by Clare Farley at 7:05 PM.

All owners had been advised of the May and June Zoom meetings via mail and web-site notification.

Comments by Unit Owners:

None

Minutes

The May minutes were approved as presented. April minutes were edited for correction of Mr. Roach's unit number from 101-C to 103-C and were reposted on our Website.

Financial Review

- The May 2020 financial report had been sent to the Board prior to the meeting.
- There is \$4,465.92 in the checking account and \$17,868.77 in the money market reserve account for a total of \$22,334.69.
- Due to the COVID-19 virus impact and limited funds, the Board continues to hold on major projects for now. Focus will be on routine monthly expenditures, small needed repairs and emergency repairs.

Maintenance Standards and Other Issues to be Discussed with Attorney:

John will set up a Zoom meeting with Attorney Cessario to discuss the following:

Maintenance Standards:

Review of Attorney responses and board drafts.

Virtual Meeting Protocols:

General Meeting and all meeting protocols, electronic voting, and other issues related to virtual meetings.

Move-In and Move- Out Fees:

Review

New Sidewalk/Bicycle Path:

Issues sidewalk/bicycle path constructed by the City of Milford on WCBA property.

New Sidewalk/Security Issues:

Co-Presidents Clare and Peg will draft letters to both the Mayor and the Police Department regarding safety and security concerns related to the new sidewalk/bicycle path and continuation of 8:00 PM closing of Walnut Beach.

Chris Saley, Director of Public Works, suggested we use a towing company for cars parked illegally in our driveways. John will contact Midtown Towing.

Saley, also, mentioned that our no trespassing signs need to be registered with the City. Co-Presidents Clare and Peg will further investigate.

Miscellaneous:

The Fire Marshal plans on visiting 105-C and D regarding hallway issues.

SCG planned work at WBCA – no new updates

John is waiting for seven responses from unit owners for vehicle/information forms.

Summer reminder letter was mailed to all owners and tenants.

Complaints regarding 103-B is being addressed by the Board.

The bulk pickup date is July 15, 2020. John will post information on bulletin boards.

DiGiorgi Roofing Update: Storm roof damages covered by warranty to be scheduled.

Annual Meeting:

In the event that the Annual Meeting is held on-line the protocol will remain the same and handled via regular mail. Voting protocols will adhere to CIOA and attorney recommendations.

The board agreed to re-instate a budgeted amount for seawall maintenance in next year's budget.

Walnut Beach Maintenance - June, 2020

Maintenance Done:

103 Emergency light replacement – second floor - two fixtures
5 Vents replaced on roof
109-A gas line sealed at brick
Crawlspace 109 dehumidifier annual maintenance
Ant treatment Units 73B and D
Tree at Bldg. 6 driveway entrance – removed by the City
Seawall sign reinstalled
87 crawlspace leak repair
Rock for holes in seawall by stairway - schedules by R & M at no cost

Maintenance in Progress:

109-A window leak - no call back to Gary from R & M Mike Cody
- Scheduling the following:
Storm damaged vent replacement
Storm damaged shutter replacement at 81-B, 77-B rear
Rick's plumbing – Scheduled 87 plumbing leak in crawlspace
Storm damaged seawall sign re-installation
101-D Mike Cody -waiting owner call regarding furnace
room door re-installation
73 entrance door – broken sidelight panel –M. Cody ordering glass

Maintenance to be scheduled:

75-B unit door adjustment - issue with unit owner
Furnace room doors - To be given to WMC – 87-B, 107-A, 109-B; 77-C - separation between wall and ceiling in kitchen; uneven floor 83-D Windows

Maintenance that should be scheduled:

Unit 101-D - Siding on deck

Trees - Pine behind 101 and tree at beach stairs

Decks – 81-D and 8-3D

Capitol Projects

The Board has prioritized Phase I of emergency structural projects: Building 4 Brick Movement and window lintel replacement; crawlspace structural repairs; possible gas line repairs.

John continues to receive information from contractors regarding method, design and material replacement of existing brick (e.g. brick vs vinyl).

The board has requested interior sideway repair pricing. Total replacement is on hold.

Funding for Capitol Projects needs to be determined.

The Meeting was adjourned at 7:55 PM.

Respectfully submitted,

Lisa Greggos, Secretary