

WALNUT BEACH CONDOMINIUM ASSOCIATION

Minutes of Board of Directors Meeting June 24, 2014 at Margaret Egan Center, Milford, CT.

Board Members Present: Richard Gaudette, President; Clare Farley, Vice President; Vito Sisto, Treasurer; Margaret Meisenhelder, Secretary; Judith Ruskin, Member at Large; John Hufcut, Evergreen Management, and Beatrice Ball, assistant secretary

Condominium owners present: Marty Lippman, Unit 77-C

President Richard Gaudette called the meeting to order at 7:02 PM

Comments from Unit Owners:

Marty Lippman said that doorway 77 does not completely close and would like a notice posted reminding residents to pull the door to fully close it.

He noted that there is an exposed nail on the hand rail of the stairs leading to the beach.

He said that the residents of Unit 75-C left party debris in the hall which should be removed.

Regarding the recent repaving of the driveway, he noted there are tire marks in Peggy's parking space.

Bea Ball requested replacement of the shrubbery removed by the gas company in front of her unit. John said there was no money for this right now.

Judy Ruskin said there was a big space at the end of doorway 83 stoop and suggested it be shimmed or something to prevent problems when the bad weather comes.

The minutes of the May 20, 2014 meeting were approved.

Financial Review: There is \$14,649.48 in our checking account and \$32,629.36 in our savings account giving us a total of \$47,278.84 for May. John passed out a list of invoices of monies owed since April totaling about \$7,200.

Unit 83-B leak repairs: The plumber has been unable to reach Kevin Beck to get into the unit. John has asked Kevin to notify his home owner's insurance company to cover the repair. (The condominium insurance has a \$10,000 deductible.) He has not done so and has not provided the name of his insurance company. In addition to the plumbing repairs the sheet rock was damaged. The repair is estimated to cost \$3,788. The Board agreed our attorney should write to Kevin requesting insurance information since he is not cooperating with the Board.

Expenses: After payment of ordinary expenses our balance in the operating account is \$616.70. Our budget overage for snow removal was \$6,766.

It was noted that our buildings are 42 years old and will require more maintenance than in the past.

Funding:

Assessment: Dick motioned that we have a \$30,000 assessment to in order to replenish funds to the operating account for the 2013-2014 snow season overage of \$6,766.83; the association package policy insurance increase of \$3,875.25; and, to place monies in reserve in preparation for replacement of the central hot water boiler for Building 5. The motion

passed. A notice will be sent out by Evergreen this month indicating costs for each unit owner. Payment may be made paid in full or in three installments with the first being due in August.

Increase of Common Charges: Dick proposed a 10 per cent increase in the monthly common charges. to cover increasing working expenses and further anticipated insurance increases. Common charges have remained the same for the last three years. The motion passed.

105-B: Unit owner's at 105-B informed the board that they will be having a picnic on July 4.

Hallway 85 closet space: Rose Marie Pietrini's sister stepped and fell into an uncovered opening of the cellar stairs. Rose Marie later reported that her sister had a broken clavicle.

Ways to prohibit accidents in the future were discussed. It was decided that John will place some sort of sign in these areas. rather than lock the area as repair persons, etc. need to have access.

Bolick Unit 103-C: Door is not closing properly but we have been unable to reach her.

Unit 73-A: leakage was caused by the plumbing trap from the Kelly unit 73-C above.

Front Door Replacements: John is considering fiberglass doors.

Bldg. 4/5 driveway: Empire did not perform the work as contracted and has been in discussion with John and Dick to touch up troublesome areas.

75D: Rental unit 75-D had installed a window air conditioner which has now been removed.

Gas leak: There was a gas leak in front of Unit 73-B. SCG had to remove shrubbery to repair the leak, leaving the unattractive gas piping exposed

Miscellaneous:

The second lawn application was done.

John is continuing to investigate main entry door locks, the Bldg. 6 mailbox problem and a different style of kitchen/bathroom vents on the roof.

The meeting adjourned at 8:20 PM.

Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: Board of Directors

John Hufcut