

WALNUT BEACH CONDOMINIUMS BOARD OF DIRECTORS EXECUTIVE SESSION 11-20-13

Present: Richard Gaudette, Clare Farley, Margaret Meisenhelder, Judith Ruskin, John Hufcut, and Beatrice Ball.

Absent: Vito Sisto

The new Board elected officers as follows: President – Richard Gaudette
Vice President – Clare Farley
Treasurer – Vito Sisto
Secretary - Margaret Meisenhelder
Member at Large – Judith Ruskin

Our corporate renewal form was received. John will complete and mail to the state.

The snow removal contract has just been received. The prices were all higher and the Board reviewed the contract. John will question Matt about certain increases. Matt will meet with John tomorrow to point out the dead shrubbery to be removed.

The City-installed fencing between Bldg 6 and Walnut Beach was discussed. John has not heard from Aaron Stone regarding who paid for the fencing. Clare stated that Mr. Stone had told her that the city put up the fence. Peggy was concerned about possible liability problems. As far as liability John stated that if anyone was hurt on the fence probably everyone would be sued. The other members felt that since the City had installed the fencing, any liability claims would be handled by the City. The discussion also revolved about what condominium owners had a right to do without Board approval.

Sidewalk repairs were discussed. The City had received a grant from the State for sidewalks on Naugatuck Ave for which property owners were billed (with the choice of paying now or passing on payment to a future owner). Judy thought we should ask the City to pay for some of the sidewalk repairs as most of the damage was done by City plows and the sidewalk is used by people going to Walnut Beach .

Slomski Unit 79-B: John handed the Board a memorandum discussing the results of the study on what caused the circuit board problem.

Gang Unit 75-D was sold to Amy Mathews who intends to rent the unit. The owner will pay the Management fee but there will be no \$50 move in move out fee as this applies to owners only. We have seven rental units.

Unit 81-B: A prospective buyer intends to have her mother live in the unit and then rent it and wants the washing machine moved into the hall closet. John explained this was possible but the owner would have to pay for the plumbing and venting and must provide John with the contractor's license.

Drainage at rear entrance steps was discussed. The sidewalks need to be slanted away from the building.

Richard questioned the placement of an \$11,000 advance common charge payment on the financial report. John will change this for clarification.

Garden hoses have been stored and sand buckets placed in the hallways. Smoke detector batteries will be replaced next week.

The Board agreed there would be no Board meeting in December. Future Board meetings will be held on Tuesdays, around the 3rd week of the month at 7:00 PM at the Margaret Eagan Center . John will set up the schedule and send out notices to all unit owners.

The meeting adjourned at 7:52 PM .

Respectfully submitted,

Margaret Meisenhelder, Secretary

Cc: Board of Directors
John Hufcut