

GENERAL MEETING OF THE WALNUT BEACH CONDOMINIUM ASSOCIATION

Held on October 25, 2016 at the Margaret Eagan Center, Milford, CT

President Richard Gaudette called the meeting to order at 7:15 P.M.

Other Board members present: Clare Farley, Vice President; Michael Carrington, Treasurer; Margaret Meisenhelder, Secretary; and Judith Ruskin, Member at Large

Also present were Bea Ball, assistant secretary to the Board, and John Hufcut of Evergreen Management.

Owners of 17 Units were present: 73-B, 75-B, 77-A, 77-B, 77-C, 77-D, 79-C, 81-C, 81-D, 83-D, 101-A, 103-D, 105-B, 107-A, 107-B, 107-D and 109-B

Proxies were received from four unit owners: 79-B, 85-A, 87-A, and 101-B

All unit owners had been notified by mail and web-site posting of the time and place of this General Meeting.

General Meeting 2015: Since the minutes of last year's General Meeting had been mailed to all unit owners, the reading of the minutes was waived and the minutes were approved as presented.

Comments by Unit owners:

Marty Lippman asked if the source of the leak in his unit had been located. John said he thought it was caused by running the air conditioner all summer at very cool temperatures.

Isobel Clarkson complained about residents leaving large, bulky trash items outside of the trash container, the latest being a barbecue grill.

Adam Kuhr asked for clarification of the exact distance grills must be from the building. John told him it was ten feet which brings it to the far side of the sidewalk adjacent to the units. The Board is working on a location for placement of grills. John stated that the Fire Marshall has been imposing removal of grills from condominium patios because of a recent fire at another condominium.

Jerry Faye asked if the new trash bins were temporary. John said they are not and explained that the City of Milford will save \$900,000 by making the change to the smaller totes.

105-C Furnace Room Door: Jerry Fey said last year there was a query about the responsibility for repairing furnace room, doors and John said it was the Association's responsibility. The door still has not been repaired. John said he would see to its repair.

Business Meeting:

Rules and Regulations Regarding Pets: Our regulations state that rental units cannot have pets. The Board has been considering a change which would allow tenants to have pets. A letter had been sent to owners (included with the General Meeting documents) requesting their consideration and comments prior to any changes.

Board members expressed their opinions as follows: Clare Farley felt that the unit owner should make this decision but there should be limitations on size and weight and breeds. Michael Carrington noted that the board was not unanimous in their approval of the change. Peggy Meisenhelder stated that she was opposed to the change based on problems we have been having recently with tenants' dogs.

John read our existing regulations. Discussion followed. Some owners felt that it was more difficult to control renters if there are problems with their animals. The majority of those present at the meeting felt that the current regulations which do not allow tenant animals should continue.

Election of Officers: Three nominations were received: Clare Farley, Unit-109-B; Lisa Greggos, Unit 101-A; Roque Sanchez, Unit 79-C. Since only three nominations were received for the three openings, the secretary cast one vote electing the three nominees to the Board of Directors.

The board expressed its appreciation to Richard Gaudette for his many years of service to the board and to Michael Carrington who has moved. Note: Clare Farley was re-elected to the board. Margaret Meisenhelder and Judy Ruskin will remain on the board for another year until their terms have expired.

Seawall Repair: John received a board request to repair the seawall which is missing rocks and has some significant gaps. He has spoken to the EPA representative. Tim Wenzel, who had designed the wall, has informed us that because of the type of repair which involves replacing rocks which have fallen, we don't need to get permission. Therefore, repair will begin shortly.

Isobel Clarkson asked if there was any guaranty of how long the wall would stay put and how much this repair will cost. John said there is no guaranty. The repair cost is quoted at \$1,500.

Bldg 6 Furnace: This furnace replacement will be paid for by the Reserve Account. Adam Kuhr asked about the use of a regulator which John explained was not feasible.

Insurance: Only two carriers now cover the shoreline. We are currently awaiting flood insurance rates.

Collections: Only one unit is currently in arrears on common charges.

Budget: John did a line by line review of the items listed in the new operating budget.

Entry Doors: Bldg 5 entry doors have been performing poorly. John said he is looking for a new type of door.

The meeting adjourned at 8:14 PM.

Respectfully submitted,

Margaret Meisenholder, Secretary