

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting November 20, 2017
Margaret Egan Center, Milford, CT.

Present: Clare Farley, President; Margaret Meisenhelder, Vice President; Lisa Greggos, Secretary; Roque Sanchez, Treasurer; Judith Ruskin, Member at Large; Joseph Cessario, Attorney; John Hufcut, Evergreen Property Management

Absent: Beatrice Ball, Assistant Secretary

Unit Owners Present: Martin Lippman Unit 77-C

The meeting was called to order at 6:35 PM by President Clare Farley.

Margaret Meisenhelder made a motion for board members to maintain their current positions for the next year, the motion was seconded and approved.

The board reviewed with the attorney each item on the proposed changes to the Rules and Regulations. By Connecticut law, condominiums may specify which dog breeds owners are allowed to have.

It is legal for owners or tenants to rent parking spaces from other unit owners, as parking spaces are considered to be “common limited elements”. Should an owner choose to do that, they should notify the board of the contract so the board would be aware of it, but would have no role in monitoring it.

We should limit the speed for all vehicles (not just motorcycles) to 10 mph in both driveways.

If we wish to inform the public that cars will be towed from our parking lots, we need to post a sign at both driveways stating that “Unauthorized Vehicles will be towed at Owner’s Expense.

Regarding fines, the current bylaws limit the fines to five dollars per occurrence. That could be per day or per any timeframe, at the boards’ discretion.

With the Rules and Regulations revision complete, the board discussed the next task of rewriting the rewriting the Bylaws and Declarations.

Virginia Lombardi returned her master key per new suggested rules and regulations. Note: Current board members have master keys to be used in the event of a condo emergency during their terms of office.

Comments from Unit Owners:

Martin Lippman inquired about how to make lifting the flaps on the recycling bin easier. Many people seem to have a hard time lifting the covers. Clare said the board will explore some options for helping people lift and/or prop the doors open to help make them more easily accessible.

All unit owners were notified of the time and place of the meeting by mail and website posting.

The minutes of the September 19th, 2017 meeting were approved.

Financial Report:

Financial Review: September and October 2017 reports sent to Board in advance.

Fiscal year reports completed.

There is \$2,547.95 in our checking account and \$36,024.59 in our savings account.

Administrative:

Unit/vehicle information update nearly complete

The board discussed the request by some unit owners wanting telephone/email contact information of owners and tenants. Attorney Cessario advised us to provide only public information, which includes name and address and allow owners to gather phone numbers and email contacts as they wish.

Snow:

Final review of the snow parking lot protocol. Attorney Cessario recommended no changes. We reviewed snow contract (and alternative bid) and signed for the next year with Milford Quality Landscaping.

Property insurance:

We have completed all documentation and are awaiting insurance quote from Fairfield County Bank Insurance Services.

Engineering and Structural:

Unit 105C-Update

Crawlspaces – 87 and 105

Unit 109-C Truss end issue and rear window/brick issue

Unit 107-C Brick movement at 77 front section

Capital Projects list to be priced:

Main sewer lines approx. 36,000.00 as of 2/25/17

Common air conditioning condensation lines.

Sidewalks with grill pads

Window lintels

Brick pointing

Capital Projects list to be priced: (continued)

Basement doors
Main front doors and sidelights
Painting
Parking lots
Landscaping projects-on hold
Roof vents, i.e. 83-D
Smoke detectors
Mail Boxes

Maintenance Projects:

Bldg. 6 boiler installation – Done and gas pressure adjusted by SCG
Termite treatment – Done on all buildings
Contractor to repair concrete at manhole and also at front foundation corner of Bldg. 6 near basement.
Gas lines as needed
Electrical panel modifications as needed i.e. 87
Decks as needed – 83-D – Hold per owner for 2018
Railings as needed
Shingle replacement and painting as needed, i.e. 101-B, 109-B and 101-D
Furnace room door as needed

Maintenance Done:

Light repairs at 108 and 83
Hallway 85 second floor window replacement
Brush pile removal as needed
89-D squirrel removals
83-D wasps
101 mice – Note: may have to bait all Bldg.6
105-C leak into 105-A investigated-manager for 105-C notified that tub spout needs replacement or a tub enclosure is needed.
107 main entry door lock cylinder replaced
105-C and 105-A main drain line checked – strapping recommended
Fluorescent bulbs purchased for stock
79-A leak damage in kitchen cabinet
79-B exterior leak repair – monitor

Worked Schedule:

Leak issues: Unit 109-A – Plumbing leak from 109-C suspected
Furnace Room doors issues: 101-D, 107-D
Shutter replacements: 89-A, 79-A
83 front downspout – bottom section
Leak investigations: 81-B plumbing; 107-D ridge vent? 77-D and 77-B-plumbing or ridge vent?

Miscellaneous Work as cash flow permits:

Old master TV antenna removal

81 entry door sweep and weather-stripping-check further

Unit 77-B – rear gutter leak at seams

Meeting dates for 2018 will be on the third Tuesday of every month, starting at 7:30 PM (instead of 7 PM). John will send out a final list of dates after securing a meeting room at the Egan center.

The meeting adjourned at 8:35 P.M.

Respectfully submitted,

Lisa Greggos,
Secretary