

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

Present: Clare Farley, President; Margaret Meisenhelder, Vice President; Lisa Greggos, Secretary; Judith Ruskin, Member at Large; John Hufcut, Evergreen Management; and Beatrice Ball; Assistant Secretary

Absent: Roque Sanchez, Treasurer

Unit Owners Present: Marty Lippman, Unit 77-C

The meeting was called to order at 7:01 PM. All unit owners have been notified of meeting by mail and website posting.

Comments of Unit Owners:

Marty Lippman said he wants the shrub in front of Unit 75 straightened up or removed and replaced. If the Association is not responsible for this work, he stated that he would pay for it.

Financial Review:

Our operating account has \$2,610.13 and our reserve account has \$48,600.81 for a total of \$51,209.93.

The new boilers in buildings four and five require annual maintenance service. We still need to replace the boiler in building six.

Unexpected drain line, water line and gas line repairs as well as insurance increases may cause budget strains.

Final general maintenance costs are yet to be determined; snow removal costs are within budget; Insurance continues to be our biggest increase expense.

John will provide detailed estimates on current infrastructure repair needs.

This may necessitate an increase in common charges or an assessment.

Rules & Regulations:

John gave the Board copies of a letter from Ed Martin regarding the Rules & Regulations.

The board is currently meeting to discuss Rules and Regulations and change and/or additions that are needed to the current document. The Board will take all suggestions into consideration.

Changes to the existing rules will be sent to unit owners and will be discussed at the General Meetings. Any changes will show the existing verbiage and any new or deleted verbiage.

Trash Contract:

Winter Bros. advised John that they are updating their contracts; and after reviewing prices, have come up with a **5-year lock-in price**. The agreement is for a term of five years and is slightly less than we pay now.

Owners have asked about additional recycling bins. In order to get additional bins, we would have to pay an additional cost.

The board asked John to clarify the number of recycling pick-ups that the new contract proposes for every other week.

Notices/Letters:

Board Nominations:

A notice requesting nominations for the Board was mailed to the owners.

Owner Information:

A memo requesting unit/vehicle information was sent to residents and owners.

Seawall Maintenance:

\$1,500.00 – A start date will be coming from the contractor soon.

Landscaping:

Milford Landscaping was requested to avoid working on Saturdays.

It was suggested that they try to find natural or organic materials to combat weeds. They have said, they do not know of any.

Milford Quality: Stated they will repair the fencing at bldg. 6 in the Spring of 2017.

Miscellaneous:

Judy reported squirrels at doorway 81

Unit 101-B: Deck shingles require repair/replacement.

Flood Insurance: Isobel Clarkson asked John if the flood zone changed. It has not.

Sale Units: Unit 87-A and 107-C are still on the market.

The bulk pick-up was done and completed as scheduled.

Doorway 83 second floor smoke detector will be replaced by Alex.

Termite treatment:

Spot treatment was done. Sill plates need to be checked for termites.

Connecticut Pest Eliminations,

Inc. submitted a bid for treating all three buildings. The proposal cost \$8,500.00 for all three buildings and includes a three-year guaranty and annual inspection. This is not part of our current budget. There are, however, active termites in building 5 that require immediate treatment.

Barbecue areas:

The Board is considering options (including extra sidewalk space) for barbecue sites. Any proposals have to be discussed with the Fire Marshal.

Work schedule with R & M Custom Contractors:

Units 77-B and 79-B have leak issues
Units 85-B and 109-A have leak issues
Units 109: Rear trim above windows
Units 109-D: Rear ceiling trim
Units 105-D: Old aluminum trim at window header
Units 105-C: Truss uplift

Work to be scheduled:

Old master TV antenna removal
Painting as needed for units 109-B and D, 101-D
101-D furnace door
Unit 83 deck; inspect
Meet with locksmith: 73, 77 and 101
Trim tree at bldg. 6 entrance
Basement cleaning: soot reported at bldg. 4
Correct leaning shrub at 75
Unit 109-B interior leak repair
Downspout at front of 83: bottom section
Unit 101-A fix dangling plug outlet. Hang picture.

Projects to be investigated and priced:

Furnace Room, basement room doors and main front door and sidelights.
Contract contractor
Working at apartments-i.e. 103
Mailbox replacement
Roof vent issue, i.e. unit 83-D
Park benches

Work to be scheduled:

77-C: cracks in living and bedroom and water remediation; deck-on hold per unit owner.
79-D: interior repairs when owner is ready.

Projects Needed/Pending:

Smoke detector replacement.
Monitor main drain lines.
Monitor gas lines for now.
Masonry: end of bldg. 6 and window lintels.
Electrical panel modifications as needed (new meters are too deep for existing electrical panel boxes).

The meeting adjourned at 7:55 P.M.

Respectfully submitted,
Lisa Greggos – Secretary