

WALNUT BEACH CONDOMINIUM ASSOCIATION
Board of Directors Meeting September 19, 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; John Hufcut, Evergreen Management; and Beatrice Ball, Assistant Secretary

Unit Owners Present: Martin Lippman Unit 77-C

The meeting was called to order at 7:02 PM by President Clare Farley.

Comments from Unit Owners:

Martin Lippman said that Ed Martin will fix the area in front of Marty's Unit 75-B and replace a bush in front of his unit at Martin Lippmans' expense. Clare will talk to Ed Martin about it and get his recommendation.

John said Jessica Medoff Unit 107-A wanted to install a special flooring on the patio. John showed the Board the sample she provided, and everyone agreed it was too heavy for the second floor.

The board, also, discussed the suggestion that carpeting being required on second floor units. It was determined that carpeting requirements would be difficult to implement and would not be considered at this time.

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

The minutes of the August 20, 2017 meeting were approved.

Financial Report:

August, 2017 report sent to Board in advance.

General Repairs Summary updated monthly.

There is \$3,345.33 in our checking account and \$52,122.09 in our savings account.

Administrative:

John passed out a list of owner/residents vehicle information. Some residents have not responded. John will send the unit owner the forms to fill out.

John will send an up-dated list of owners/residents and a Contractors list to the Board via E-Mail.

An executive Board meeting with John is planned for Tuesday the 26th at 10:00AM at Clare's unit. The purpose is to put together the annual budget for the coming fiscal year.

The annual meeting will be held October 30th at 6:30 PM. Refreshments will precede the meeting.

Rules and Regulations:

The board has made a number of changes to the current Rules and Regulations. John will have our attorney look for compliance issues.

Snow Removal:

John passed out a draft of a proposed letter to residents concerning movement of vehicles during snowstorms. Our snow removal contractor had complained to John about the difficulty of clearing the lot because some residents don't move cars in a timely manner.

Winters Bros. Contract:

John said Winters would remove the totes and replace them with two large containers for an increased cost of \$40 per month.

Neighborhood Parking:

Clare talked with Officer Mauro and made the map for the Board to look at after her conversation with him. Overnight guests can park on the street overnight in front of our condo on East Broadway, but are limited to two hours between 9am and 5pm.

Unit Owners:

Unit 83-B had piled material in the common hall under the second floor stairs. John will send the owner a letter.

Unit 105-C furnace grill is coming loose.

Unit 85-C is concerned about the integrity of the deck, 85-Above him.

John received an E-Mail notification from West Shore Realty that the owner of 105-C is selling the unit.

Unit 107-C deck materials

Supplemental Sheet:

Capital Projects

Maintenance Projects

Work Scheduled

Miscellaneous Work as cash flow permits

Energize Connecticut:

LED bulbs will be switched out on the newer fixtures that can accommodate them. We will wait on the replacement of the older fixtures until there is money in the budget.

Hot Water Heater Bldg. 6:

John will pass out notifications for the times and days there will be no hot water. It should be completed by Wednesday.

Termite Treatment:

Termite treatment for all three buildings – 8,507.10. Connecticut Pest will allow us to pay in four monthly installments.

Budget:

We reviewed the budget in detail and are concerned about keeping up with the structural and mechanical problems that continue to emerge as our buildings age. And in order to avoid the expense of a much-needed "deep cut" of our overgrown shrubs and bushes, the Board has offered to schedule a day in late October to do a lot of that work themselves.

We are considering increasing the move-in move out fee but have not officially proposed that yet as a change to the rules and regulations.

To be scheduled when owners are ready:

Remediation work on unit's 77-C and 79-D.

The meeting adjourned at 7:40 P.M.

Respectfully submitted,

Lisa Greggos,
Secretary

