

Duplex Council Meeting

August 15, 2023

Attendees:

Directors: Roland Bernier, Fred Moffa
2 additional Unit Owners in attendance

Meeting opened at 7:09 p.m.

Old business:

1. Update on deck replacement project
 - a. All decks for Phase 2 of the Duplex Deck Replacement project (Marble Faun Lane) have been completed.
 - b. Phase 3 is scheduled to begin Spring 2024 and will include Dunbar Drive and Haskins Road.
2. Update on Marble Faun hole in road
 - a. The hole in the road near the beginning of Marble Faun Lane has been inspected and no signs of concern beyond the immediate hole have been detected. The area of repair has been marked off and should be done soon.
3. Update on Conservancy Landscaping contract discussions
 - a. The current contract with Butler ends this year.
 - b. At the July Conservancy Board meeting, the Board met with 3 contractors who are vying for the next landscape contract: Butler, Beebe and Bill's. Each had ½ hour to present their proposal and answer any questions posed by the Board.
 - c. A follow-up discussion by the Board will be held at the August Board meeting.

New business:

1. There was no new business to discuss.

Unit Owners' Forum:

1. Unit owner noted an issue with overgrown trees behind 21 Scarlet. This was previously mentioned at a Duplex Council meeting. This will need to be assessed and a solution determined.
2. Both 20 and 21 Scarlet reported gutter issues: overflowing for 21 and a broken seam for 20. We will be implementing a full gutter review soon and seek to take care of all issues within a single contract.
3. Question was asked about power washing. It was noted that, due to the three-year deck project underway, most power washing has been suspended until the project is completed (2024), with exceptions for severe cases.

Meeting adjourned at 7:41 p.m.