

Duplex Council Meeting

April 18, 2023

Attendees:

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

Meeting opened at 7:02 p.m.

Old business:

1. Update on major projects
 - a. Previously reported-on projects (frozen pipes, mold issue, burst water heater) have all either been repaired or are in the process of being repaired
 - b. Regarding retaining wall behind 30 Marble Faun
 - i. Construction engineers have determined that the wall is not in immediate danger of collapsing and plans to repair can be deferred to a future time
 - ii. An alternate solution to the water drainage problem in that area has been developed, which is much less costly than what was previously thought. Approval has been given to that project and areas have already been marked out for drainage pipes.
2. Update on project financial considerations
 - a. Frozen pipes and burst water heater have all been covered either via insurance (Unit Owner's and/or Duplex Council) or funds withdrawn from Duplex Reserves.
 - b. Project cost for drainage remediation behind 30 Marble Faun will also be covered through Duplex Reserves.
 - c. There will be no need for either assessments or special fee increases to cover the costs of the above projects.
 - d. Barring additional unforeseen circumstances, any increase to next year's Duplex fees should be determined by general increases in routine maintenance and administrative costs due to normal inflation.
3. Update on deck replacement project
 - a. Deck replacements will begin in May for Marble Faun Lane. Plans are to do one side of the street in the spring and the opposite side in the fall. Which side will go first has not yet been determined.
 - b. Unit Owners are reminded to notify Elite if they desire to have deck stairs and/or gate installed as part of this project. Unit Owners will be expected to cover the cost of new deck stairs/gates. As done for Scarlet Lane, anyone with existing deck stairs/gates will have those replaced at no additional cost to the Unit Owner.
4. Unit Owners were also reminded that revisions to the Walden Woods documents were mailed out April 3, 2023.
 - a. Unit Owners will be given an opportunity to comment on the proposed revisions at the April 26 Conservancy Board meeting.
 - b. Unit Owners will not be voting on this – only Conservancy Board members.

- c. Once the Board has heard from Unit Owners, a final Board vote will be taken on the revisions to the documents.

New business:

1. Duplex Directors proposed resuming Duplex Council meetings at the Meeting House.
 - a. Prior to the Covid pandemic, all meetings were held here.
 - b. It was suggested that a 3-month trial period of this be initiated. If the change does not result in an increase in attendance at these meetings, the directors will consider resuming using Zoom for the meetings.
 - c. All Duplex Unit Owners will be notified of this via separate email.
 - d. While we recognize that Zoom does resent a convenience for many, we also know that using the technology has presented a challenge for some and prevented them from attending. So there is no perfect solution. We will do our best to do what results in the most participation from the Unit Owners at the Duplex Council meetings.
2. Considering Alternate Director position for Duplex Council
 - a. When the Bylaws changes were made 2 years ago, one of the changes allowed for Councils to appoint an Alternate Director. This individual would fill in for an elected Director at any Conservancy Board meeting where all directors were unable to attend. This would allow for full representation of any of the Councils at these meetings. This is especially important when items are proposed that require voting by the Board members.
 - b. A special email will be sent to all Duplex Unit Owners notifying them of this and soliciting anyone interested in filling this role.

Unit Owners' Forum:

1. Nothing to add from meeting attendees

Meeting adjourned at 7:43 p.m.