

Duplex Council Meeting

June 16, 2020

The annual meeting was called to order by Chairman Robert DeMarco at 7:00 PM at the Meeting House.

- a. The roll call was taken with Duplex Council members Andrea and Dave Heikoff in attendance. Also attending were the following duplex unit owners:

Mr. and Mrs. Roland Bernier

Mr. & Mrs. Madhu Mehta

Mr. John White

1. Duplex Council Business:

- a. The April 2020 financials were compared to the 4 month budget. The net income should be reduced by the \$46,000 special assessment that pertained to the 2019 shortfall in the operating budget leaving a 4 month net loss of \$20,815. This loss is mainly due to the additional \$18,000 over the \$20,000 estimated to repair the water damage to 17 Scarlet Ln. The damage was much more extensive than originally thought. This damage is not covered by our insurance and any potential developer lawsuit would not be economically feasible because of the attorney fees the council would incur instituting such an action.
- b. This potential net loss "could" necessitate another special assessment in 2021 if savings in the 2020 budget cannot be obtained.
- c. The Council Directors instituted a 50% reduction in the watering schedule hoping to initiate substantial savings over the \$43,000 expense experienced in 2019. Our goal is to have these savings offset the repair loss due to 17 Scarlet Ln.
- d. The Council reviewed the parking situation occurring in the public lots in the duplex and townhouse councils. It was noted several vehicles are using the lots for resident parking instead of guest parking and some vehicles are parked for more than the 48 hours allowed. The Council will bring this issue up at the June Board meeting.
- e. The Council members again reviewed the Becht reserve study. It was noted that several line items of the study appeared to be overstated. These items have been brought to the attention of the Becht representative and will be discussed at the June Conservancy Board meeting. It was suggested the Council ask Elite to get separate estimates for the items in question and compare to the Becht study. A decision as to how to cope with the underfunding was tabled until the Council was satisfied with the cost elements.

- f. The Council has asked Elite to get bids for the installation of gutter guards on those units with the most need for gutter cleaning. This could help eliminate a budget expense for yearly gutter cleaning.
2. The floor was opened to unit owners comments.
 - a. Mr. & Mrs. Bernier had several questions regarding the reserve study and the state of our landscaping. The council explained the numbers in the study and informed them that bids have been obtained on landscaping for 2021. These bids will be discussed at the July Board meeting.
 - b. Mr. Mehta stated that several items of his repair were not done to his satisfaction. The council asked him to put into writing his complaints, email them to us and we would forward them to Elite requesting explanation.
 - c. Mr. White remarked about the opening of the amenities. The council explained the current thinking of the attorney and how much it would cost if the Association was sued due to a covid-19 occurrence. This issue will be taken up at the June Board meeting.

The next Duplex Council meeting will be August 18, 2020 at 7 PM at the Meeting House.

There being no further business to discuss, the meeting was adjourned at 8:10 PM

Respectfully Submitted

Robert DeMarco