**Duplex Council Meeting**

**February 21, 2023**

**Attendees:**

Director: Roland Bernier, Tom Schuck, Fred Moffa

Unit Owners: Jennifer C, Rich & Cathy F, Wendy G, Beth H, Linda Y

**Meeting opened at 7:03 p.m.**

**Old business:**

1. None

**New business:**

1. Duplex Directors reminded Unit Owners of cold weather protocols for protection against frozen pipes:
	1. At the time of the meeting, 2 frozen pipe incidents had been reported within the Duplex Council.
	2. Directors stressed the importance of the extra $10,000 HOA deductible insurance on your Condo Insurance. For usually less than $10 annually, it covers the deductible of the community's umbrella policy.  It provides for the Unit Owner’s insurance policy to kick in up to the point where the Walden Woods insurance policy takes over.
2. Financial Projections for 2023 - 2028 were shared:
	1. 2023   Decks (Phase 2) $302,000
	2. 2024   Decks (Phase 3) $260,000
	3. 2025 - 2028 No Capital Expenditures (Rebuilding Reserves)
	4. 2029 and Beyond:
	5. Roads :  Approx  $  .75m  (3 year implementation)
	6. Roofs :  Approx. $ 1.50m  (3 year implementation)
	7. Siding   Approx. $ 2.50m  (3 year implementation)
3. There are several smaller projects that the directors will meet to discuss this year to determine the most advantageous scheduling for them.

**Unit Owners’ Forum:**

1. Beth had a question regarding the Walden Woods Rules.
2. Wendy asked if there are any extraordinary expenses at this point. Currently, issues with pipes bursting are demanding attention.
3. Jennifer asked for a reminder of the scheduling for the rest of the deck replacements:
	1. Marble Faun will be done in 2023, with two phases – spring and fall.
	2. Haskins and Dunbar will be completed in 2024.
4. Linda reported on her discovery of black mold at the base of her chimney behind the wall. She noted that there is a simple device that can check for the presence of this and is readily available online.

**Meeting adjourned at 7:36 p.m.**