

Duplex Council Meeting

March 21, 2023

Attendees:

Directors: Roland Bernier, Fred Moffa
Unit Owners: Wendy G, Debbie L
Host: Peter D

Meeting opened at 7:03 p.m.

Old business:

1. None

New business:

1. Updates were provided regarding recent instances within the Duplex Council needing remediation, along with associated costs, and subsequent decisions made by the Duplex Directors. Here are the details:
 - a. Frozen pipe; restoration & repairs = \$18,800
 - i. Unit Owner insurance covers \$10,000; \$8,800 Duplex responsibility
 - b. Mold issue; repair \$12,700
 - i. Entire amount Duplex responsibility
 - c. Water heater burst; restoration & repairs = \$11,600
 - i. Unit Owner insurance covers \$10,000; \$1,600 Duplex responsibility
 - d. Frozen pipe; damage less than \$10,000 deductible
 - i. Previous leak discovered; repair \$8,000; Duplex responsibility
 - e. Retaining wall failing; drainage issues; repair cost ~ \$75,000
 - i. Duplex directors considering options, including other estimates
 - f. Current plans:
 - i. \$8,800 Duplex insurance claim
 - ii. \$22,300 from reserves
 - iii. \$75,000 TBD
2. As a follow-up item from the last meeting, Roland did some digging into how to detect mold. Here is what he found out:
 - a. If you purchase a mold detection kit, you will need to collect a sample of what you are testing and then send to a lab for analysis. This would mean that you first need to see something that should be tested. Not good for behind a wall.
 - b. You can purchase a moisture meter to check for moisture that could result in mold. However, that will not usually penetrate a finished wall and might not even detect wet insulation unless it has affected the wall.
 - c. You can hire someone to do an air sampling test. They will compare indoor humidity to outdoor humidity to get a baseline and see if you have a moisture problem. While this may

detect a humid basement, it doesn't necessarily mean that you have a problem behind your wall. The individual from BioClean that Roland talked to said that that test costs around \$450. Assuming that you have no symptoms of a problem, you may not want to spend that just for a warm fuzzy feeling.

- d. So what can we deduce from all this? Unless you have symptoms that warrant this, you can spend a lot of money chasing something down that does not exist. According to the individual Roland talked to, the do-it-yourself solution is not really very accurate and can easily yield false positives. It didn't appear that he was saying all of this to make money for his company. He even mentioned another company that does this and even offered to do a free inspection. But without the actual testing they would do, it probably doesn't make a lot of sense. So, bottom line, if you don't have any symptoms, then you may be chasing something that doesn't exist.

Unit Owners' Forum:

1. Nothing to add from meeting attendees

Meeting adjourned at 7:35 p.m.