

Duplex Council Meeting

September 23, 2019

The annual meeting was called to order by Chairperson Amy Lawson at 7:00 PM at the Meeting House.

- a. The roll call was taken with Duplex Council members Amy Lawson and Robert DeMarco in attendance. Absent was Priya Jagadeesan. Also attending were the following duplex unit owners:

Andrea & David Heikoff, Theda Marinelli, Elaine & Fred Hoffa, Bindu & Madhu Mehta , John Keller, Ann Harper and Margaret DeMarco.

- b. The proof of Notice of Meeting was read.
- c. The unit owners elected as Duplex Council Directors for 2020 are as follows:
Robert DeMarco - Chairperson
Andrea Heikoff - Secretary
David Heikoff

1. Duplex Council Business:

- A. Deck repair/staining/power washing was done during July and August on Haskins and Dunbar Dr. and a portion of Marble Faun. The duplex units are divided into three sections for this project that is done every 3 years. Units at 17 Haskins, 3 Dunbar and 5 Marble Faun are still need deck board repair.
- B. Unit owners are advised that the parking lots on Haskins Rd. and Scarlet Ln. are for guests first and unit owners second. Guest or unit owners may not occupy a parking space for more than 48 continuous hours.
- C. Brightview Landscaping will be doing aeration/reseeding this fall for the whole conservancy at no cost to unit owners. A unit member noted a mole issue around his unit and suggested a grub killer to get rid of the problem. This will be brought up to Elite Management.
- D. Standards Committee member Theda Marinelli read the proposed doorbell rules for the duplex and townhouse councils. This was tabled until the Townhouse council could meet and also discuss the rule. It will be voted on at the next council meeting.
- E. The street light upgrade proposal was discussed. This cost of \$16,375 is a reserve item and was tabled until further discussion at the upcoming budget meeting. Also tabled was the painting of the trim over the windows until discussion at the upcoming budget meeting.
- F. Unit owners were encouraged to attend a Town Planning & Zoning special meeting scheduled for Tuesday, September 24, 2019 at 6 PM at the Town Hall regarding a revised application for a variance to have a much bigger operation at 550 Marshall Phelps Rd. This property abuts Walden Meadows

and will directly affect unit owners on Haskins and Marble Faun and could impact the entire Walden Woods community.

- G. Unit owners are reminded to contact Elite Management for maintenance requests. Unit owners are reminded to contact Elite Manage for maintenance requests.
- H. The unit owners at 17 Scarlet Ln. are still looking for a remedy to their basement water intrusion problem. They stated Elite Management was notified of this problem on August 8, 2018 and the problem has not been addressed. Mr. DeMarco will contact Elite Management to see if this problem can be expedited.
- I. The siding problem at 5 Marble Faun has been addressed proposing changing out the upstairs window on 3 Marble Faun.

The next Duplex Council meeting will be November 18, 2019 at 7 PM at the Meeting House.

There being no further business to discuss, the meeting was adjourned at 8:20 PM

Respectfully Submitted

Robert DeMarco