

## **Duplex Council Meeting March 20, 2017**

Attending: 3 Directors and 4 Residents; Total: 7

The meeting was called to order at 7:12p.m.

1. Updates on Deck Staining Project. Elite will contact CertaPro and request that we begin the project in May so the decks can get stained before the furniture comes out for the summer. Who will get their deck stained and their home power washed in 2017? Units 1-24 on Scarlet and 1-8 on Marble Faun. You can see the schedule on the website. People who had their deck stained in 2016 are still happy with the results. The solid deck stain is the key.
2. We discussed the reserve fund and replacing the decks when that becomes necessary (10 years/give or take). We would like to do treks decking so it would be less maintenance, that is, power washing only, no more painting. Owners who want to do that now will have to have an AAI. We discussed creating a standard for deck replacement.
3. Reminder of Upcoming events.
  - Conservancy Meeting March 29.
  - April 8 Spring Fling and Egg Hunt.
  - April 22 Earth Day 10:00 AM Pond Patio.
4. Theda Marinelli agreed to be the Standards Committee for the Duplex Council! All attending were thrilled to finally get representation. The Directors will bring it up at the Conservancy meeting next Wednesday.
5. The “Dog Proposal” from Town Homes Council was discussed. The question was asked, “Is there a weight limit for a dog?” Theda researched the answer and indicated that there is not. Members of the Duplex Council would like to keep the 2 dog rule but we liked paying \$200 annually per pet rather than \$150. Do we want to propose registering the dogs? There was a sense that if we regulate

the animals, the problems will be lessened. Kathleen will talk to John Baccuzzi in the TH Council.

6. It was noted that the Rules will be adopted soon so we should update them now before we do the vote.
7. Other issues or concerns from residents.
  - Reminder: **Lawn Signs are not allowed when work/construction is done in the home or yard.**
  - There was a Storm door question. Reply: They are good for fresh air not necessarily good for heat savings.
8. Meeting adjourned at 8:02 PM

The next meeting will be April 17 at 7 o'clock at 2 Dunbar Drive. Please email agenda items to Kathleen Tracy, DC Secretary, at least 2 weeks prior to the meeting. ([Kathleentracy@sbcglobal.net](mailto:Kathleentracy@sbcglobal.net))

Minutes respectfully submitted by Kathleen Tracy