

Duplex Council Meeting

June 20, 2023

Attendees:

Directors: Roland Bernier, Fred Moffa, Tom Schuck, Beth Holcomb (alternate)
7 additional Unit Owners in attendance

Meeting opened at 7:04 p.m.

Old business:

1. Update on deck replacement project
 - a. Current plans are to begin the deck replacements for Marble Faun Lane the last week in June.
 - b. Plans are to begin with the odd-numbered side of the street. The even-numbered side will be done either immediately following this or in the fall.
 - c. Unit Owners are reminded to notify Elite if they desire to have deck stairs and/or gate installed as part of this project. Unit Owners will be expected to cover the cost of new deck stairs/gates. As done for Scarlet Lane, anyone with existing deck stairs/gates will have those replaced at no additional cost to the Unit Owner.

New business:

1. There is a sinkhole on Marble Faun Lane just before #1. Cones have been placed to route cars around it. Elite has been notified and will evaluate for extent of the fault before determining repairs that will be needed.
2. Elite has issued a work order for repair to the damaged lamppost on Marble Faun Lane. *[Post-meeting note: Repairs have been completed,]*
3. The Conservancy Board has begun reviewing proposals for the next landscaping/snow removal contract. The current one will expire later this year. Multiple proposals have been received. Each contractor will be invited to present at an upcoming Board meeting.

Unit Owners' Forum:

1. Unit owner noted that they have noticed roses dying throughout the community.
 - a. Beth mentioned yellowing of the grass in front of her unit.
 - b. Question was raised whether these were the result of any treatments being done by Butler.
2. Concerns were also raised about the unlocked pool gate.
 - a. Elite is working on this.
 - b. Safety concerns were noted.

Meeting adjourned at 7:36 p.m.