**Duplex Council Meeting**

**June 18, 2024**

**Attendees:**

Directors: Roland Bernier, Fred Moffa, Beth Holcomb

1 additional Unit Owners in attendance

**Meeting opened at 7:06 p.m.**

**Old business:**

1. The final phase of the deck replacement project will commence in July/August of this year.
   1. Anyone desiring deck stairs and/or a gate that is not part of their current deck will need to submit a request to Elite with payment prior to their deck work beginning. A form for this will be sent sometime in June.
2. Duplex directors are still working to determine a solution to the problem of pine sap that is difficult to remove from the new Trex decks.
3. As far as Elite knows, there was only one issue that was raised regarding a deck not being in compliance. That was forwarded to Titan, who is doing the Trex deck installations. They provided the town with the manufacturer specifications and it was determined that all was done correctly.
4. Each Council is allowed one Alternate Director to fill in when an elected Director is unable to attend a Board meeting. Duplex Council does not have this position currently filled. For more information or to express interest in the role, please contact one of your current Duplex directors.

**New business:**

1. None

**Unit Owners’ Forum:**

1. Question was asked regarding the scheduling for power washing. Many of the units are in dire need of this. Walkthroughs were conducted to determine where the need was most evident. A vendor has been chosen and power washing has been scheduled for the June/July timeframe.
2. Irrigation issues were raised. It appears that Butler is late in their irrigation spigot adjustments, causing early grass burnout and potential for extensive crabgrass and invasive weed growth. The Board and Elite is in contact with Butler over this.

**Meeting adjourned at 7:19 p.m.**