

Duplex Council Meeting

October 17, 2023

Attendees:

Directors: Fred Moffa
4 Unit Owners

Meeting opened at 7:03 pm

Old business:

- Gutter repair/cleaning, told owners present, that we will be talking with Elite about checking for gutters that are broken or not attached properly. I suggested that during the gutter cleaning the workers could do the inspection. (Need to check with Chris)
- Tree trimming, told the owners about our plans and that request for quotes have been submitted.

New business:

- Told the owners present, about the candidates, and that other interested parties could place their names in for consideration.
- Talked about how the 2024 budget was being worked on, and that Tom would supply a three year projection of HOA fees, with the finalized budget.
- Went over the procedure or winterizing the outside spigots. Owners present wanted to be sure this was going to be sent out to all Duplex owners, I said it would.

Unit Owners Forum:

1. Unit owner had concerns about pine sap on her new deck, how to remove it safely, which lead to a discussion about tree trimming, and it being done correctly. They also said she was confused about the rules concerning displaying an American flag. Rules states you can display a 3' x 5' flag, but you are not allowed to attach a bracket on the house siding, so how do you display the flag?
2. Unit owner asked about the drain project behind his unit, when is it going to be done?
3. Unit owner asked about the work order process. Their question is about transparency, knowing how Elite handles work orders, and long it takes for someone to come out. If the owners knew how the process works, they would be more accepting the time things take.

Meeting adjourned at 7:46 pm