

Duplex Council Meeting

September 14, 2020

The virtual annual meeting was called to order by Chairman Robert DeMarco at 7:00 PM.

- a. The roll call was taken with Duplex Council members Andrea and Dave Heikoff in attendance. Also attending were the following duplex unit owners:

Roland Bernier, Fred Moffa, Theda Marinelli, Diane Corcoran, Milna Rosario and Thomas Schuck.

1. Duplex Council Business:

- a. The election of the 2021 council directors as discussed. There are 3 vacancies with 4 nominees. An email vote will be taken sent to notices.waldenwoodsct.com. The voting will close on September 27, 2020 and the elected directors will be announced at the October Duplex Council meeting, date to be determined.
- b. The July 2020 financials were compared to the 7 month budget. The net income should be reduced by the \$46,000 special assessment that pertained to the 2019 shortfall in the operating budget leaving a 7 month net loss of \$22,541.34. This loss is mainly due to the additional \$20,000 over the \$20,000 estimated to repair the water damage to 17 Scarlet Ln. and deck repairs.
- c. The proposed 2021 budget was introduced with a proposed increase in monthly dues of \$24. This budget is very preliminary and subject to change after the August and September financials are finalized. There was considerable discussion about increasing the fees above the \$24. A final decision will be made during the October budget meeting with Chris.
- d. The Council reviewed the parking situation occurring in the public lots in the duplex and townhouse councils. It was noted several vehicles are using the lots for resident parking and some vehicles are parked for more than the 48 hours allowed. These vehicles will be cited and towed as necessary to apply the rules.
- e. The Council members again reviewed the Becht reserve study noting a severe underfunding. It was suggested the Directors implement a larger increase next year with smaller increases in subsequent years to help with this shortfall.
- f. The Council has asked Elite to get bids for the installation of gutter guards on those units with the most need for gutter cleaning. This could help eliminate a budget expense for yearly gutter cleaning.
- g. Unit owners were advised that the Conservancy meetings are conducted the 4th Wednesday of the month virtually via Go To Meeting. Unit owners should download that app. Chris at Elite sends out the link to all unit owners a few days prior to the meeting.

2. The floor was opened to unit owners comments.
 - a. Mr. Moffa inquired about having a divider strip painted along Walden Meadow Road to ensure drivers stay on the appropriate side of the road. He also suggested a “No Through Traffic” sign posted at both entrances to Walden Woods. He will contact Chris at Elite to ask the town if both of these suggestions are feasible. He also mentioned a mostly dead tree and dead bushes on his lot. These items will be corrected by next spring. We requested he send an email to Chris at Elite to confirm these will be included on the landscape improvements. Director Andrea Heikoff will also follow up with Chris at Elite regarding these issues.
 - b. Mr. Schuck raised a concern about the oversight of the landscapers and their productivity and effectiveness. The directors indicated there is an oversight component to the new contract which goes into effect on November 1, 2020. This will be reviewed at the September 30th Conservancy Board meeting.

There being no further business to discuss, the meeting was adjourned at 8:00 PM

Respectfully Submitted,

Robert DeMarco - Secretary