

Duplex Council Meeting

January 21, 2020

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

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

Dan Andrews and Roland Bernier

The minutes of the November were read, motion made to approve, motion seconded and passed.

1. Duplex Council Business:

- A. The 2020 budget was reviewed discussing the following reasons for the \$25 increase in HOA fees for 2020:

- a. There is a 13% increase slated in water rates for 2020
- b. A \$5,000 increase for deck repairs
- c. Painting the trim is budgeted for \$8,600

- B. A special assessment for \$500 per unit was approved for the following reasons:

- a. Water was over budget by \$20,000 due to the hot and dry summer
- b. Maintenance was over budget by \$5,000
- c. Deck repairs was over budget by \$5,000
- d. The cost estimate for repairs for water damage at 17 Scarlet Ln were \$20,000 not covered by insurance
- e. There are all operating expenses and reserves cannot be used to offset these expenses

- C. A question regarding the water damage due to faulty flashing was raised questioning whether recourse was available against the builder. Would the bond cover this expense. This will be raised with the property manager.

- D. The Council members reviewed the recent Becht reserve study that underlined a severe underfunding of the Duplex Council reserves. It was stressed that the study was in its preliminary stage and further review was needed to see if costs could be revised and/or lives extended. Everyone in attendance agreed that whatever action is taken there will still be an underfunding and action will be needed to alleviate the problem.

- E. The new doorbell rule regarding video cameras was discussed. They are allowed if they are placed in the same holes the present doorbell is in.

F. The new fine rule was discussed.

G. A motion was made to proceed with replacing the present lighting with LED lighting for the light poles on Haskins, Marble Faun and Scarlet Ln. The motion was seconded and passed. This replacement will have an approximate 5 year payback and save the council money in electricity costs

The next Duplex Council meeting will be March 17, 2020 at 7 PM at the Meeting House.

There being no further business to discuss, the meeting was adjourned at 8:15 PM

Respectfully Submitted

Robert DeMarco