

Duplex Council Meeting

November 19, 2019

The annual meeting was called to order by Chairperson Amy Lawson at 7:00 PM at the Meeting House.

- a. The roll call was taken with Duplex Council members Amy Lawson and Robert DeMarco in attendance. Absent was Priya Jagadeesan. Also attending were the following duplex unit owners:

Andrea & David Heikoff, Theda Marinelli and Ann Harper.

1. Duplex Council Business:

- A. The 2019 actual financials through October and estimated two months to December 31 were presented. These financials showed and estimated deficit for 2019 of approximately \$23,193. This deficit is mainly a result of water rate increase and excess usage during the hot and dry months of the summer. There is also another approximately \$20,000 operating expense due to repairing water damage to a unit that is not reimbursable via insurance nor should this repair be funded through reserves. The Duplex Council is proposing a \$25 increase in the Duplex monthly fees for 2020 to cover the increased water rates and to paint the trim on 1/3 of the 92 duplex units.
- B. In order to fund the 2019 deficit and the unit repair and not reduce the contribution to the duplex reserves, the Duplex Council is proposing a \$500 special assessment payable in early 2020.
- C. The proposed Conservancy 2020 budget will remain at \$51 but the Board is proposing a \$75 special assessment to fund landscaping items that have been put off for many years, additional pool furniture and wrought iron railings for the Meeting House.
- D. The 2020 Duplex Council members were announced in the September 2019 meeting.
- E. The street light upgrade proposal was discussed. This cost of \$16,375 is a reserve item and was further tabled after the 2020 budget was approved by the Conservancy Board.
- F. Painting of the trim over the windows for 1/3 of the Duplex units was included in the 2020 budget.
- G. Gutter cleaning is scheduled for the end of this or next week. The Council will ask Peter DeBisschop to put a blurb on the web site regarding this.
- H. The repair at 17 Scarlet Ln. has commenced, the window at 3 Marble Faun Ln has been replace and the siding at 5 Marble Faun Ln. as been replaced but waiting on shutter replacement.

- I. The proposed dates for 2020 Duplex Council meeting are as follows January 21, March 17, May 19, July 2, September 22 and November 17 unless announced otherwise.
- J. No coupon books from Elite Management will be issued for 2020 and forward. Unit owners not on direct payment from their bank are encouraged to contact Elite Management at 860-430-6640.
- K. The Elite Property Management staff are as follows”
 - i. Association Manager – Chris Kohnle, chris@epmlc.com, 860-430-6640 ex. 33
 - ii. New Assistant – Jahney Grier, jahney@epmlc.com, 860-430-6640 ex. 12
- L. The annual meeting of all owners is Tuesday, December 17, 7 PM at the Meeting House.

The next Duplex Council meeting will be January 21, 2020 at 7 PM at the Meeting House.

There being no further business to discuss, the meeting was adjourned at 8:27 PM

Respectfully Submitted

Robert DeMarco