

Duplex Council

September Meeting Agenda

September 21 2021

PRIORITY ITEM: ELECTION.

- There are only 3 individual running for office:
 - Incumbents Tom Schuck and Milna Rosario, and New Roland Bernier
- The election will be an open confirmation ballot:
 - ***“All those in Favor in confirming Tom Schuck, Milna Rosario and Roland Bernier as Duplex Directors for 2022, please vote Aye, Nay, or abstain”.***
- The vote will carry by a simple majority of all persons *in attendance*.

Item 2. Financial Report

- At the November Duplex Budget 2020, the three new directors were told to raise the HOA fee for our council by at least \$25 - \$50 monthly this coming year, and every year after that.
- Director Tom reviewed all source documents, especially the Reserve Study, discussing them with the consultants. The net result is a substantial reduction in what is needed.
 - For 2022, we will be proposing a 3% Cost of Living increase.
 - The proposed 2022 HOA fee will be \$412.
 - This fee will guarantee all future obligations for projects such as deck replacement, roof repair, siding and streets.
- We have developed a 30 year plan that does NOT include any assessments or increases over \$23 monthly in any year.
- A complete list of all proposed projects and HOA fee increases from 2022 to 2050 is available by emailing Notices@waldenwoodsct.org, request “Duplex Increase Schedule from Tom Schuck”.

Item #3. Trees, Power Washing, Gutter Cleaning.

- We are collecting a list of all Duplex that require service:
 - They must be within Duplex limited common grounds, not “boundary” trees.
 - Dead trees, or trees that are brushing up against roofs, sidings or windows are included
 - Please email notices@waldenwoodsct.org, subject: Add to Duplex Tree List.
 - Complete no later than Feb 28, 2022
- Because gutter cleaning was limited to homes that are along tree lines, we increased the 2022 budget to have most or all unit gutters cleaned.
- Because Siding washing was limited to homes that were the most unsightly by Elite’s standards, we have the 2022 to have most or all unit sidings washed.