**Duplex Council Meeting**

**April 19, 2022**

**Attendees:**

Host: Peter D

Directors: Roland Bernier, Milna Rosario, Tom Schuck

Unit Owners: Debbie L, Fred M, Rich & Cathy F, John K, Ann H, Debbie H, Amy L

**Meeting opened at 7:02 p.m.**

**Old business:**

1. Tom gave an update on the deck replacement plans:
	1. The contract has been signed
	2. Scarlet Lane to be done beginning May 2022
		1. Scarlet Lane homeowners should remove all objects from decks
		2. Once an individual deck has been rebuilt, unit owner should feel free to use immediately
	3. Marble Faun will be done in 2023
		1. Anyone desiring steps at the time of deck rebuild (those not already installed) should let Elite know of their interest by end of 2022
		2. The cost for ground level steps will be between $1,000 and $1,400 depending on number of steps involved
		3. For anyone desiring new steps not already installed, an AAI will need to be submitted to Elite Property Management

**New business:**

1. Roland reported on plans to repair and/or fill cracks in Duplex Council driveways
	1. Duplex directors have walked through our area and identified driveways needing repair
	2. Criteria for filling cracks has been either ¼” or more in width, or lengths exceeding one foot; smaller cracks which appear to mostly surface level will be left as is
	3. We will be seeking estimates on this, as well as contractor advice on the extent of repair recommended
	4. If possible, we will be paying for this out of the Operations budget
2. There have been reports of leaking hatchways – those with bulkhead doors. Directors are working with Elite to determine the extent of the problem and the appropriate fix.
3. A number of bulkhead doors are in need of repainting. We have asked Elite to look at this and get an estimate for repainting, where needed.

**Unit Owners’ Forum:**

1. Fred raised concerns over the level of road repair that the town is doing on Walden Meadow Road; it was noted that concerns should be addressed to the Town of Windsor
2. There was a discussion regarding how to install gates on stairs and what the standards should be.
3. Does Brightview walk around and check for erosion? Roland to check with Elite and provide feedback.

**Meeting adjourned at 7:43 p.m.**