**Duplex Council Meeting**

**August 16, 2022**

**Attendees:**

Directors: Roland Bernier, Milna Rosario, Tom Schuck

Unit Owners: Rich & Cathy F, Theda M

**Meeting opened at 7:05 p.m.**

**Old business:**

1. There is reasonable concern that as old decks are removed during the deck replacement project, various insects, especially carpenter ants, may choose to enter your home.  Therefore, we wanted to share some suggestions for treating for carpenter ants. Two alternatives were presented at the meeting:
	1. An inexpensive product called Combat Max Ant Killing Gel: [https://www.amazon.com/Combat-7091265223825-Killing-Grams-Pack/dp/B077BSV442/ref=sr\_1\_12?gclid=Cj0KCQjwgO2XBhCaARIsANrW2X2yETNXPNgcsNUVzZULPZxRW3HOdJb5wJSqkQgMObeGt1JgTIVstg0aAsGNEALw\_wcB&hvadid=580570230885&hvdev=c&hvlocphy=9003227&hvnetw=s&hvqmt=e&hvrand=97577207678666047&hvtargid=kwd-442169809189&hydadcr=514\_1014978484&keywords=combat+max+cockroach&qid=1660691361&sr=8-12](https://www.amazon.com/Combat-7091265223825-Killing-Grams-Pack/dp/B077BSV442/ref%3Dsr_1_12?gclid=Cj0KCQjwgO2XBhCaARIsANrW2X2yETNXPNgcsNUVzZULPZxRW3HOdJb5wJSqkQgMObeGt1JgTIVstg0aAsGNEALw_wcB&hvadid=580570230885&hvdev=c&hvlocphy=9003227&hvnetw=s&hvqmt=e&hvrand=97577207678666047&hvtargid=kwd-442169809189&hydadcr=514_1014978484&keywords=combat+max+cockroach&qid=1660691361&sr=8-12)
		1. Roland has used this for close to a decade with excellent results.
	2. Hiring an outside company that does pest control treatment, which takes care of multiple sorts of pests, and allows for repeat treatments where necessary.
	3. Either way, the unit owner is responsible for any costs associated with this.
2. Reviewing progress with painting of gas meter pipes, bulkheads and decorative window/door moldings.
	1. Gas meters have been mostly painted, some still to be done.
	2. Bulkheads appear to have been completed.
	3. Decorative moldings have been painted as needed.
		1. We have some concerns whether other trim should be painted. This will be discussed with Elite.
3. Regarding power washing, only 4 homes have responded to the call for where this would be needed. These are being scheduled by Elite.

**New business:**

1. Duplex directors have asked Elite to obtain estimates for possible installation of gutter guards to prevent gunk, including leaves, from accumulating in gutters.
	1. Approximately 60% of maintenance costs seem to relate to gutter issues.
	2. If gutter guards can be installed for $90,000 or less, there would be a four-year payback on the cost.
	3. Key issue: Can we do this and eliminate future gutter maintenance costs? If so, expense would make sense.
	4. **Because some unit owners may have had prior experience with gutter guards, either positive or negative, your directors are asking for feedback regarding these experiences. This will help us in determining whether this is something to be pursued for the Duplex Council.**

**Unit Owners’ Forum:**

1. Rich noted trees on back property line that need to be trimmed. These will be addressed in 2023.
2. Theda expressed concern that we should wait 6 months or so before tackling gutters. We expect this to be deferred until after completion of the deck projects in 2024.
3. Question raised about deck costs vs. estimates. Tom reported that for this year we came in under budget.

**Meeting adjourned at 7:34 p.m.**