***Duplex Council***

***meeting minutes***

***May 18, 7:03 - 8:14***

*Attendees*

*Directors: Tom Schuck, Milna Rosario*

*Homeowners: Barb D, Tom T, Emily L, Linda H, Nancy M, Mark B, Theta M, Roland B, Chris D, Lynn A, Beth H, Linda Y*

***Old business****:*

* *Tom reviewed the note from Chris regarding the attorneys maintaining the closure status of all amenities.*

***New Business****:*

*Tom discussed his continued support on reopening the amenities and will be providing a presentation to the board on the following points.*

1. *The attorneys do have done a poor service by not recommending that our board be prepared for the insurance gap where “no communicable diseases are protected by insurance”. To cite this as beginning or ending with COVID is FEAR MONGERING and a lie.*
2. *Rather than being a source for FEAR OF LAWSUIT, COVID should be a beneficial wake up call to a situation that the board was not educated to, and needs to commit to mitigating*
3. *The state of CT and CDC have several recommendations on new mitigating processes and procedures that can insure that “we have done all that we can do”*

*Tom presented the Deck stain and power staining set for Marble Fawn units 9-44*

*Tom presented his plan to save costs by postponing additional tree work with Townhome or Conservancy.*

*Tom did ask owners to send information of dead trees, regardless of where they are.*

*Tom discussed the upcoming 2022 budget and desire to get accurate information on roofing, driveway and siding replacement.*

***Unit owners Forum****;*

*Several owners asked about HARD DATA. where is the hard data regarding the support for closure? Where are the LAWSUITS?*

*Linda Y. Asserted that the defense of a spurious lawsuit would not be 200,000 to*

250,000 but only 10,000 or thereabouts.

Several homeowners concluded that they would likely sent a joint email asking for hard data.

Regarding reserves, Theta commented that I should begin with the last reserve study and work forward from there.

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*For the new homeowners in our community,  the Duplex meetings, held on the 3rd Tuesday, involves just the 92 Duplex homeowners, and the situations, actions and financial incidents and responsibilities or options that are pertinent to us.*

*VOTING,WHEN DONE, IS BASED ON SIMPLE MAJORITY OF MEMBERS PRESENT. BE INFORMED! Later this year we will vote on our annual rate increase for next year. YOU CAN DECIDE!*

*The fourth Wednesday of the month is the meeting of the directors of all five councils representing all 336 homes.*

*The Conservancy is made up of 5 councils: the Duplex,Townhomes, and on the other side of Walden Meadow Road, The Village, The Ridge and Woodmoor.*