

CRANE'S LANDING CONDOMINIUMS
65 ALCOTT CIRCLE
TAUNTON, MA 02780

The Annual meeting of Crane's Landing Condominiums HOA was called to order at 7:30 P.M. on March 29th, 2023 at Crane's Landing Condominiums Club House.

Present:

Wanda Frankiewicz - Chairperson
Judy Gunther- Secretary
Brian Eddy
Loida Ayala

Certifying Quorum - Call To Order: Wanda Frankiewicz called the Crane's Landing Condominium Trust Annual Meeting to order. Roll call was verbally taken with a Resident sign in sheet as reference. Twenty-Six voting residents were present. Thirty-Seven voting residents are necessary to constitute a Quorum vote. A Quorum of voting residents were not present.

Proof of Notice of Meeting: A first and second Notice of Crane's Landing Condominium Trust Annual Meeting was delivered to all Crane's Landing Condominium Trust residents.

Introduction of Trustee Candidates: Trustee Candidates, Tiamekia Johnson, Jasmine Brand, Wanda Frankiewicz and Judy Gunther, who were present, were introduced. Due to the fact that there was not a resident voting quorum present, the Trustee Candidates will be voted for at the next Crane's Landing Condominium Trust Board of Trustees meeting by a majority of the active Trustees.

Annual Reports: The 2022 Crane's Landing Board of Trustees Annual Report, the latest Board of Trustee's meeting notes, the 2023 Proposed Annual Budget, the 2022 year end P&L and Balance Sheet were distributed to all attending residents upon their signing in on the attendance sheet.

The attending Crane's Landing Condominium Trust residents were informed that a voting quorum was not present and therefore no issues would be put to a vote. At that time the only item up for a vote was the election of the Board of Trustees Trustee applicants.

A question and answer session was initiated by Wanda Frankiewicz.

Wanda Frankiewicz and Brian Eddy talked about the renovation of the Clubhouse. Due to a mold infestation, the dry wall and flooring had to be replaced and the mold was professionally removed. All padded furniture was, therefore, thrown away. All of the other furniture was completely refinished. A majority of the work done, was done by Crane's Landing Condominium Trust maintenance man, Paul Pimentel and aided by the Trustees, at a great monetary savings.

The Clubhouse will be available for rent by the middle of April, 2023

Paul Pimentel will be looking at all of the porches, steps, decks and dryer vents to assess what needs to be repaired or replaced. Notices will go to the owners regarding any repairs or replacements that are necessary.

Street arrows and lines will be repainted this Spring. Lima's Landscaping will repair and paint the speed bumps.

Questions regarding the sprinkler system, brush removal and Spring cleanup were asked. Lima's Landscaping will remove the brush and overgrowth beginning the middle of April. Derek of Lima's Landscaping will inspect and repair the sprinkler system to have ready for the warm weather.

Q. Will the tennis courts be redone?

A. The Board of Trustees are getting quotes for the repair of the tennis courts pavement. Nets will be put up after the pavement is fixed.

Q. When will the dumpster's be available?

A. The dumpster's are scheduled to be available, one in the Spring and one in the Fall

Q. Does the City of Taunton collect large items?

A. The Board of Trustees will ask about this.

Q. Can garden windows be replaced with flat windows.

A. No, garden windows are to be replaced with a garden window.

Q. What type of front door is allowed.

A. Front doors are to conform to the appearance of the existing front doors. 6 panel doors without windows are acceptable.

Q. What are the pool rules?

A. The same as last year. 4 guests are allowed per household. Owner must be present at all times with the guests. No food or drink is allowed inside the pool area.

Q. Can the Clubhouse be available all of the time to the residents for games or other activities?

A. The Board of Trustees will discuss this option.

Q. How can future questions be answered?

A. All questions can be addressed to condotrust1@yahoo.com. All residents are welcome to attend any of the Board of Trustee meetings which are usually held the 3rd Tuesday of each month at 6:30 PM.

Adjournment:

Meeting was adjourned at 8:35 PM by motion of Wanda Frankiewicz

The next Board of Trustee meeting will be at 6:30 P.M.

On April 18, 2023 at the Club House