

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

The Board of Trustees meeting of Crane's Landing Condominiums HOA was called to order at 6:30 P.M. on July 19th 2022 via Zoom conference call by
Wanda Frankkiewicz Chair

Present:

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

Minutes: Minutes were read and moved to be approved by Brian Eddy, seconded by Loida Ayala.

Finances: Wanda Frankiewicz submitted updated P&Ls with Balance sheet. All Crane's Landing accounts are current. Wanda Frankiewicz will continue to monitor delinquent HOA accounts.

Club House Remediation: Strong Women Painting, Inc. has been contracted to paint the Clubhouse walls with a base coat and two coats of premium paint for a quote of \$13,800.00. There will be a final review of the colors for the walls and further discussion for types and colors of the flooring. New water heaters (30 gallon and 6 gallon for the bathrooms) were installed at a cost of \$3938.00. The Clubhouse Air Conditioners were replaced and vents repaired or replaced at a cost of \$14,800.00. Brian Eddy and Paul Pimentel are building a cover over the Air Conditiners to protect them from snow and ice damage.

Landscaping: Derek of Lima's will do a walk around with Wanda Frankiewicz and Brian Eddy regarding the sprinklers and further trimming. Derek will submit a proposal for Snow removal, one and three year contracts and Landscaping, one and three year contracts. The Board of Trustees will meet with Derek to discuss their concerns and the proposed contracts within the next two weeks.

Snow Removal and Landscaping Contracts: Brian Eddy is contacting other companies regarding Snow Removal and Landscaping Contracts for the Board of Trustees to review. A decision regarding the Snow removal contract, will be made within the next two weeks.

Trash Enclosures: There are still issues with some residents putting trash into trash barrels without bags or in bags other than the approved orange bags. This issue is still being addressed with different options.

Tree Removal: Certain trees in the forest at the edge of the road in front of the 48-50 Alcott Circle condominium were inspected by the City of Taunton for removal. Per the City of Taunton's advice, 5 trees were removed. This was the responsibility of Crane's Landing Condominium Trust.