

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 May 3rd 2022 via Zoom conference call by
Wanda Frankiewicz Chair

Present:

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

Minutes: Minutes were read and moved to be approved by Wanda Frankiewicz, seconded by Brian Eddy.

Finances: Wanda Frankiewicz submitted Crane's Landing Condominium Trust 2022 Budget and attached P&L with Balance Sheet.

Election of Trustees: Brian Eddy and Loida Ayala were submitted as Trustees for the next 2 year period. The active majority Trustees, Wanda Frankiewicz and Judy Gunther voted yes.

Resignation of Trustee: Wanda Frankiewicz, Judy Gunther, Loida Ayala and Brian Eddy accepted Bill Humphrey's resignation as a Trustee. Bill Humphrey has been a valued Trustee for many years and will be missed. Bill Humphrey and his family have moved from Crane's Landing Condominiums.

Club House Remediation: Aircare Services completed the remediation process for the entire Clubhouse. Wanda Frankiewicz, Loida Ayala, Brian Eddy and Paul Pimentel are refinishing the furniture and putting up drywall. Volunteers are welcome to help. Bids are being taken from professional painting companies. New flooring will be installed. New water heaters will be installed. The Clubhouse Air Conditioners will be repaired or replaced.

Landscaping: Wanda Frankiewicz and Derek, owner of Lima's Landscaping, walked around all of the Crane's Landing Condominiums noting what trimming/pruning is to be done this Spring and in the Fall. Reseeding of the grass, where needed, mulching and placing drainage gravel by foundations will begin within the next two weeks.

Pot Holes: Small cracks and pot holes will be filled. Companies are being contacted to fix the larger sink holes as soon as possible.

Dumpster: A dumpster will be ordered within the next couple of weeks. It will be announced when the dumpster will be delivered.

Pool: The pool has been drained, painted, filled and shocked. We are waiting for the certificate from the City of Taunton. We are planning on opening the pool by May 31st. Only residents and up to 4 guests per household accompanied by a key holding resident will be allowed in the pool area.

Insurance Letter: An informative letter regarding condominium owner coverage limits prepared by Tallman J.R. Insurance was emailed to all condominium owners and residents.