

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 28th, 2024 at Crane's Landing Condominiums Club House.

Present:

Wanda Frankiewicz - Chairperson
Judy Gunther- Secretary
Loida Ayala
Jasmine Brand
Tiamekia Johnson
Brian Eddy

Minutes: Minutes were read and moved to be approved by Jasmine Brand and seconded by Tiamekia Johnson.

Finances: Wanda Frankiewicz submitted an updated report of the Crane's Landing Condominium bank accounts. All accounts are current. Attached are the P&L report and Balance Sheet.

Surveillance Cameras: Paul Pimentel has completed all of the wiring to install the surveillance cameras, which will save a considerable amount of money (approximately 25%). Surveillance cameras for the back of the clubhouse, the pool area, parking area and clubhouse parking and tennis courts will be installed within the next two months. Notification of the installation of the surveillance cameras will be sent to all Crane's Landing Condominium owners. This is scheduled to be completed within the next 2 weeks.

Electric Cable Installation: Wanda Frankiewicz is continuing to contact Brian Andrade regarding the timing of the electric cable installation. He had shoulder surgery and his schedule has been delayed.

Clubhouse: Wanda Frankiewicz was told by Taunton Ma Fire Inspector and the Building Department that Crane's Landing Clubhouse is approved for a 50 person occupancy in it's completed state at this time.

HOA Fee Increase: The HOA fee increase will be effective as of July 1, 2024. Email notices and posted notices were submitted the end of May 2024.

Lima's Landscaping: Wanda Frankiewicz has verified with Derek of Lima's Landscaping that Spring cleanup, poison ivy removal, speed bump repair, 77 - 89 Alcott Circle plantings and turning on the sprinklers will begin within the next few weeks. A template for 77-89 Alcott Circle was approved and submitted to Derek of Lima's Landscaping.

Board of Trustees Election Certificate: Crane's Landing Condominium Trust Board of Trustees Election Certificate was signed and notarized by all of the Trustees and sent to Matt Gaines to be recorded by the Commonwealth of Massachusetts.

Gas Grills: Email notices will be sent to all owners/residents informing them that all gas grills must be on the lower patios or on the grass areas (for the inner circle). Per Taunton, MA and MA state rules, gas grills are not allowed on raised decks. Electric grills can be on raised decks.

Dumpster: A dumpster will be in place some time in June, 2024.