

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 April 30th, 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 account. Business Acct: \$9975.46, 202 Business Acct: \$36693.92, #200 Acct: \$71302.65, Money Market Accts: \$102487.62 and \$365053.53 and Clubhouse Acct: \$1289.32. Loan Balances: \$62170.78 and \$188704.42. All accounts are current. Attached are the P&L report and Balance Sheet.

Election of Trustees: Brian Eddy and Loida Ayala were elected for a 2 year term, unanimously by the active Board of Trustees. The certificate of Crane's Landing Condominium Trust Trustees will be prepared and recorded with the State of Massachusetts by Matt Gaines with the Notarized signatures of each Trustee.

Surveillance Cameras: The Board of Trustees approved the plan for Paul Pimentel 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.

DPW: Brian Eddy is in contact with DPW regarding the closing of gates and damage by the trash truck drivers. Paul Pimentel inspected and cleaned all of the pipe closures at the bottom of the gates.

Electric Cable Installation: Wanda Frankiewicz is in contact with Brian Andrade regarding the timing of the electric cable installation.

Clubhouse: Brian Eddy is going to contact John DeCost to finalize the quote for installing door pulls and making new keys.

Hydrant Flushing: Wanda Frankiewicz was told by the City of Taunton that the flushing of hydrants is the responsibility of Crane's Landing Condominium Trust as we are a private 85 family residence.

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.