

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 February 15th, 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. Per FHA requirements, \$3500.00 a month will be deposited into the appropriate reserve account. All accounts are current. Attached are the P&L report and Balance Sheet.

Surveillance Cameras: Paul Pimentel has received quotes for surveillance cameras for the back of the clubhouse, the pool area and parking area for Under \$6000.00. Brian Eddy received quotes from CPR security and New England Safety for \$8000.00 to \$9723.00 with additional labor costs. The Trustees unanimously voted for the company Paul Pimentel contacted. Paul Pimentel will work with that company for installation to reduce costs. The cameras to be installed will be tamper resistant.

FHA Approval: Wanda Frankiewicz submitted all paperwork to renew FHA approval for Crane's Landing Condominiums.

Annual Meeting: Wanda Frankiewicz had all of the Annual Meeting first notices paperwork printed and Judy Gunther prepared them for delivery. The first Annual Meeting notices will be delivered by Brian Eddy to all Crane's Landing Condominium owners within the 30 day requirement.

Clubhouse: Per the Taunton City Fire Chief, fire horns and pulls must be installed over 9 doors in the Clubhouse. The cost will be approximately \$7000.00 with Brian Adrede and Paul Pimentel doing the electrical and installation work. The Clubhouse cannot be used until the installation is complete and the Taunton Fire Chief gives his approval.

Trash Areas: DPW contacted Brian Eddy regarding bags other than the approved City of Taunton orange bags being used in the trash bins and unacceptable items are being put into the recycle bins. He was told that items will not be collected if they are not in approved City of Taunton orange bags. And fines may be imposed for unacceptable items in recycle bins or the items will not be collected.

Wanda Frankiewicz will send another email to all owners/residents regarding these issues.

HOA Fees: Wanda Frankiewicz will send another reminder regarding HOA fees due by the 1st of each month with a fine to be imposed if fees are received after the 15th of each month.