

Minutes Merrimack Meadows Condominium

Trustees and Owners Meeting - December 11, 2023

Trustees present were Donna Wing, Laura Auriti, Lynda Paris and Jeff Dufour and Joe Silva, Cheryl Gosselin and Jennifer Medeiros from management.

Joe opened meeting thanked all for attending and introduced the Board.

Lynda the discussed the 2024 budget and reviewed line items in detail. She noted that as the property ages continued maintenance is required and there comes a time when replacement is required. She said that the Board adopted the 2024 budget which reflected a 6% increase which provides for the operating costs of the association and also a 20 year loan for funding replacement of decks. Lynda said that the Board moved to approve the budget with the increased fees they feel that they will avoid such high increases in successive yearly budgets.

Discussion then turned to the deck replacement plan. It was noted that no contractor has been selected and Joe said the Kelly Property Services, Empire 1 and Silvar Construction have submitted proposals for the Board's review and consideration. The plans are to replace decks with an 8 x 8 original deck size and giving owners an option to expand at additional cost. There were comments stating that decks were not in need of replacement but it was pointed out that the continual yearly repairs are not sustainable and replacement with composite materials like trex flooring and vinyl railings and azek trim will provide for longer term life and lower maintenance. There were additional comments regarding those who already paid for a larger deck years ago having to pay to have it made larger again. The Board noted those concerns but also noted that it would not be fair for all other owners to consume the costs from those who want large decks again.

The Board will be looking further into the proposals and also the financing and will hold another meeting in January 2024 with owners to provide additional information on the planned replacement of the decks.

The meeting then adjourned to executive session.