

The meeting was called to order at 8:00PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau and Director Gary Torrisi.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided.

Leans

1. The current liens are: Wright Rd (5, 26, 27, 28, 34, 36) Donovan Dr (2, 14, 17)
2. Vacated leans: None
3. New liens filed: 4 Judith (Hanscom)

Small Claims

1. New files: none
2. In progress: Kiver has now a direct withdrawal for \$165. We credit interest for 2017 provided no payments are missed.
3. Glidden: we have an agreement for \$100 per month.
4. Hanscom: after initial payment \$50 per week
5. Findings: None

Top 5 offenders: owe an approximate amount of \$8,300.00.

Reminder letters and current action: Will be sending letter to Melissa Fortin this month.

15 individuals out of 65 did not make a payment this month.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: None Sold: None Refinance: None Foreclosures: None

Old Business

- A. Sign for Donovan and Wright Rd & Rachel Ct on order. Waiting to be delivered.
- B. Repair of manholes in Donovan Drive in the Spring of 2019 when we repave the roads
- C. We have a letter for houses that need repair. Set a date in the spring to walk around and write down the violations.
- D. We are still using both Quicken to Quickbooks. This past month was the best so far..
- E. The street light on Adams Pond and Wright is finally fixed after lawyer sent a letter of liability to Eversource.
- F. Final decision on repaving the roads has been made and contract has been signed.
- G. In the process of rebuilding Judith Lane pumping station - \$30k Paid \$12K.down payment.
- H. Issue on large field next to 2 Donovan Dr.

New business

- A. Numerous plowing issues on first storm. Have contacted Northpoint and are working out the issues.
- B. Sent a letter to Lenfest about bounced check on November 25. Will ask our lawyer to follow up on the issue since they haven't contacted us in 2 weeks.
- C. December statement includes a letter about the raise in condo fees to \$125 starting January 1, 2020. A ballot for board of directors. And request for everyone to update their contact information

Next meeting is scheduled for Sunday January 12, 2020 at 7:30PM (subject to Pats Game). Respectfully submitted by M.Santangelo, Secretary.