

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi, Manuel Jean and Bob Mullaney.

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) Judith Ln (4)
2. Vacated leans: None
3. New liens filed: None

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: didn't pay last month. Letter sent, if no payment by Jan 15, we will file contempt paperwork.
4. Hanscom: continues to pay \$57.50 per week
5. Findings: None

Top 5 offenders: owe an approximate amount of \$7,370.00.

Reminder letters and current action: Guedes and Scheibert - letter by lawyer.

We had 2 more people signed up for direct withdrawal - Total of 15.

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. Final decision on repaving the roads has been made and a contract has been signed.
- F. In the process of rebuilding Judith Lane pumping station - \$30k Paid \$12K down payment. We have received over \$11,140 in pumping invoices from Aug-Sep. Have gotten the final invoice for \$22,904.
- G. Issue on the large field next to 2 Donovan.
- H. The January statement had another reminder about the raise in condo fees to \$125. We had 5 individuals who sent \$115
- I. Officers of the Board of Directors remain the same as 2020 and Manuel Jean is the new BOD Member.

New business

- A. Have submitted all the material to the accountant for the 2019 Tax filings. We made \$1,563.36 in interest.
- B. Had to send out W-9s for all our contractors and 1099 misc were sent out.
- C. Working with the accountant and lawyer to answer Ms. Kiver's belief she owes \$700 less than what is on her statement.

Next meeting is scheduled for Sunday March 1, 2020 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.