

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau, 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 \$7,500.00.

Reminder letters and current action: Lenfest and Glidden - letter by lawyer.

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 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. Paid only \$2,000, will discuss with Ken not to do this again, send them as they have them.
- G. Numerous plowing issues on first storm. Have contacted Northpoint and are working out the issues. Also signed waiver about reducing salting.
- H. Sent a letter to Lenfest about bounced check on November 25. After lawyer letter have paid back condo fees and back fees for bounced check.
- I. December statement includes a letter about the raise in condo fees to \$125 starting January 1, 2020. A ballot for board of directors. All checks received have been for the correct amount.

New business

- A. Elections results. Reelected Jerry, Bob, Mariano. Newly elected Manny Jean.
- B. The board voted for the new officers.

Results of election

House/ Candidate	Iacuzio	Mullane y	Santangelo	Jean	Trump	Williams	Gorsuch	Katz	Rose
32 Wright	1	1	1						
13 Wright	1	1	1	1					
7 Wright	1	1	1						
12 Wright	1	1	1						
10 Donovan	1	1	1	1					
1 Rachel	1		1	1					
9 Donovan	1	1	1		1				
9 Judith	1	1	1			1			
14 Wright	1	1	1		1				
2 Wright	1	1	1	1					
8 Judith	1	1	1				1		
5 Rachel								1	1
5 Wright	1	1	1						
	12	11	12	4	2	1	1	1	1

Next meeting is scheduled for Sunday February 9, 2020 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.