

The meeting was called to order at 7:35PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau, Secretary Mariano Santangelo and Directors Gary Torrisi and Manuel Jean.

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: has made 2 payments and is up to date thru Feb 20.
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.

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

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 6 Donovan (\$319k) - 32 Wright Rd 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. CLOSED
- H. Have filed 2019 tax return. We owe \$439.
- I. Ms. Kiver is refinancing her home and will pay off her condo fees to do it. Based on agreement signed in Dec 2017 we will credit her about \$1,500 in interest and her payoff will be \$1,359. She will be required to participate in direct withdrawal.

New business

- A. Removal of several trees brought down by wind and ice storm work is completed.
- B. Update to rules and regulations manual to handout to new and existing owners.
- C. FYI, most of the condo associations in the area are charging between \$260 and \$400 for their monthly fees.

Next meeting is scheduled for Sunday April 5, 2020 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.