

The meeting was called to order at 7:30PM via Google Meet (virtual). Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Robert Mullaney, Gary Torrisi and Manuel Jean.

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

**Leans Current:** Wright Rd (5, 26, 28, 36) Donovan Dr (14) Judith Ln (4) **Vacated:** None **New liens filed:** Super Lien on Glidden

**Small Claims New:** Glidden **In progress:** None **Findings:** None

**Top offenders:** Glidden \$1250 super lien recorded. Small Claims filed, Scheibert \$498 (made \$150 payment in October)

**Reminder letters and current action:** Letter sent to Glidden's Bank

We had 21 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

**Real Estate Listings:** None **Sold:** 10 Wright Rd should close Dec 3rd **Refinance:** None **Foreclosures:** None

### **Old Business**

- A. We are still using both Quicken to Quickbooks online. Still having problems printing checks the accountant is working on it and will resolve it after tax season.
- B. R &D Paving in Franklin will fill all the cracks this fall before freeze. Gerry in contact with R&D. Completed.
- C. Tree Removal in back yard of 20 Wright Rd. Gerry looked at it and it needs to come down. On common land the association will need to pay for it. Have talked with Monroe Tree and they are booked until August. Will try and fit us in. We also need to take down the tree that is half way down in woods on Wright near 36 which is going to eventually come down on the road. Moreau cannot get to it until fall these will be added to the work order for 2 Judith.
- D. Forshaw 31 Wright plans on replacing the current garage door. It was recommended to be replaced in parallel with the replacement of the electronic opener. The design of the new door will be very similar to our current door except for a few more modern hardware pieces installed.
- E. Pine Tree at 2 Judith Lane. Asked to be taken down. Measured and it is on Common Land. It is the responsibility of the association to take down. He has another tree to come down and if he has both taken down he will split the savings.
- F. Ballots went out in the December Statement for BOD elections. No new interest in running
- G.

### **New business**

- A. Emergency call to Kent for warning on Judith Circle pumping station. Kent came out within an hour and fixed the loose connection. \$375 cost.
- B. Benedict Condo fees have been settled before the closing.

Next meeting is scheduled for Sunday January 9, 2022 @ 7:30PM (online) Respectfully submitted by M.Santangelo, Secretary.