

The meeting was called to order at 7:30PM. Online Meeting - Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi, Manny 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, 28, 36) Donovan Dr (14) Judith Ln (4)
2. Vacated leans: None
3. New liens filed: None

**Small Claims**

1. New files: none
2. In progress: None
3. Findings: None

**Top offenders:** No one is over 3 months behind

**Reminder letters and current action:** Are going out to Hilfiker and Glidden

We had 16 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

**Real Estate Actions**

**Listings:** 15 Donovan Drive (under agreement) **Sold:** 19 Wright Road **Refinance:** 6 Wright Rd (completed questionnaire) **Foreclosures:** None

**Old Business**

- A. Sign for Donovan and Wright & Rachel Ct on order. Ordered them from Peachtree, should be here in 6 weeks..
- B. Set a date in the spring to walking around and writing down the violations. On hold till Spring
- C. We are still using both Quicken to Quickbooks online. Still having problems printing checks.
- D. The streetlights are all fixed. CLOSED
- E. Lawyer is working with Bank on Glidden Foreclosure. Loan has been negotiated and Glidden is up to date. CLOSED.
- F. Jennifer and Roger Lenfest at 5 Judith are requesting to install new windows – Approved
- G. Need to have election of BOD officers. Voted, all seats remain as is. CLOSED.
- H. Had a problem with 3 Rachel Court Septic. Kent pumped the tank. Kent to replace filters needed on all fields. Completed.
- I. Gary will take a look at all messages going out to membership.

**New business**

1. Gary rewrote policy on dogs. This will be posted on the website. Need to make it clear for Real Estate agents which dogs are permitted.

Next meeting is scheduled for Sunday February 28, 2021 at 7:30PM online. Respectfully submitted by M.Santangelo, Secretary.