

BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – Jan 17, 2021

The meeting was called to order at 7:30PM. Online Meeting - Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, 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: 16 Donovan: \$498.21

Reminder letters and current action: Are going out to Scheibert and Glidden

We had 16 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 Actions

Listings: 19 Wright Rd (under agreement) **Sold:** None **Refinance:** 6 Wright Rd (completed questionnaire) **Foreclosures:** 36 Wright Rd

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 streetlight at the end of Wright and Donovan. Pole L6. Light has been repaired.
- E. Lawyer is working with Bank on Glidden Foreclosure.
- F. Jennifer and Roger Lenfest at 5 Judith are requesting to install new windows – Approved
- G. Ballot for Board of Directors - only got 16 ballots back of which 7 were from BOD.
- H. 1 Rachel Ct is installing new windows and doors. Completed.

New business

1. Need to have election of BOD officers. Voted, all seats remain as is.
2. Had a problem with 3 Rachel Court Septic. Kent pumped the tank. Kent to replace filters needed on all fields.
3. Need a new Board member to write messages and letters going out to the membership. Gary will take a look.

Next meeting is scheduled for Monday February 8, 2021 at 7:30PM online. Respectfully submitted by M.Santangelo, Secretary.