

BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – November 7, 2021

The meeting was called to order at 7:30PM. Officers/Directors in attendance were 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: none **In progress:** None **Findings:** None

Top offenders: Glidden \$750 (Lawyer is filing super lien this month), Scheibert \$523

Reminder letters and current action: Letter going out to Guedes, Urizandi, St. Jean & Scheibert

We had 22 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 Listings: 10 Wright Rd **Sold:** 13 Donovan Drive **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.
- 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. Called Gallagher at 1 Donovan about his issue with the tree and shrubs in front of his house. Explained they were put in by the original owner and therefore his responsibility and not the responsibility of the association to maintain or remove. I gave him permission to trim or remove them. Also, they have approval for new siding.
- F. Sale of land at 21 Adams Pond Road. Gary and Mariano attended the public hearing should not be an issue for us. – Closed

New business

- A. 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.
- B. Ballot to go out in December Statement for BOD elections. No new interest in running.
- C. Our Lawyer believes the amount owed by Benedict will be paid at closing. No need to send her a letter.

Next meeting is scheduled for Sunday December 7, 2021 @ 7:30PM (online) Respectfully submitted by M.Santangelo, Secretary.