

The meeting was called to order at 7:00PM (online). Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Garry Torrisi, Manuel Jean & Bob Mullaney.

**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 has been filed 11 July – got \$500 check.

**Small Claims New:** Glidden (legal fees) Hyunh - regular lien recorded, Will file small claims and Super lien, also pursue attorney's fees. **In progress:** None **Findings:** None

**Top offenders:** Huynh: \$875; Glidden: \$1000; McCabe: \$500

**Reminder letters and current action:** Currie (8 Wright Rd)

We had 20 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:** None **Sold:** None **Refinance:** None **Foreclosures:** 22 Wright Rd

### **Old Business**

- A. The Rich's are concerned regarding the drainage in between 5 and 7 Judith. These issues have ruined their yard rendering it unusable with even just the smallest rain. 5 and 7 paid upwards of \$1000 to have the area Cleaned out by professionals but that is not something sustainable financially for either party so since then we've been working to maintain it since there is no drainage pipe there. They had a professional come from Howard Landscaping who does excavating and assess what the cost would be to fix the drainage issues and it was extremely costly, unrealistic and unreasonable for the responsibility to be on just 7 Judith's shoulders when I pay the same amount of dues as everyone else. With it being so costly we've started to fix our yard ourselves, however myself and the gentleman from Howard noticed the drainage pipe leads into a swamp area in between the Katz and their neighbors and if that area does not get cleaned out the water is just going to continue to back up into my yard. I have Rory researching this IAW the by Laws. We should not have to pay the 75% they requested. Our lawyer has provided us with a response.
- B. Letter was sent to Belanger's at 2 Donovan from our lawyer about the fence around their pool. Rory spoke with Charles Belanger. He said he hopes to have the fence lowered and fully enclosed done by end of July. He had ordered some materials and they haven't come in yet. If there are any delays into August, he said he would let me know, but he understands and appreciates the request, and plans on complying as soon as he gets the materials.
- C. Election Ballots will be going out in the December Statement. Only people who have contacted us will be on the ballot. This is including Jeff Katz & Gary Torrisi. No other person has contacted us.
- D. Condo Fees will increase \$140 effective 1 January 2023.
- E. Signed contract with Trophy for snow plowing and paid 1st installment.

### **New business**

- A. Donahue at 22 Wright asked permission to install Solar Panels. This request was denied, and our Lawyer sent them explaining why. We need the name of the company soliciting the panel and have our lawyer send them a letter saying they were in the association without permission.
- B. Ethan Gorsuch at 6 Judith Lane asked permission to install Solar Panels. This request was denied.

Next Meeting January 8, 2022 @ 7:00pm ONLINE Respectfully submitted by M.Santangelo, Secretary.