

The meeting was called to order at 7:00PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi and Manuel Jean.

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

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

Small Claims New: Glidden (legal fees) **In progress:** None **Findings:** None

Top offenders: Glidden: \$800; Huynh: \$375;

Reminder letters and current action:

We had 22 people signed up for direct withdrawal.

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

The Treasurer's report was approved as submitted.

Real Estate Listings: 21 Wright Road **Sold:** 15 Wright Road **Refinance:** None **Foreclosures:** None

Old Business

- A. 29 Wright wants to put up a fence. Based on the drawings given to the board, it is not IAW the bylaws. Asked Gerry to go down and talk with Ms Fortin.
- B. Invoice for Trophy Lawn. Final payment of \$1750 made. Had them come out and mow Wright between 32 and 38 Wright Rd. They responded the next day
- C. Gina Ramirez of 10 Wright will be setting up a direct payment. Still have not seen her. Is not up to date. Also, Thien Huynh has not been by to set up a direct withdrawal. He did bring his account up to date with a check
- D. Cassella Waste Services has already increased our monthly garage pickup to cover the cost of increased fuel cost. No notification of one day slip due to holiday. Trash was all over the place.
- E. The Gallaghers at 1 Donovan Drive are asking to install a fence in Their back yard it is not a privacy fence. This fence's purpose is to hide the old trees and falling trees in the woods behind our home, the fence would go from their shed that is next to wright road and the fence would end behind the childrens playhouse that is next to the backyard of 3 Donovan drive. Gerry told them their fence was unacceptable. Rory is preparing a letter to that fact.
- F. The Rich's are concern regarding the drainage in between 5 and 7 Judith. These issues have ruined their yard rendering 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 reseaching this IAW the by Laws. We should not have to pay the 75% they requested.
- G. Joseph & Michelle Curry are the new owners of 8 Wright Rd.
- H. The Rick's at 6 Wright Rd plan to put up a swing set. It measures 15ft. wide and we were planning on putting it either in the back yard or to the right of our house when looking at it from the front. – Complete
- I. Gaspar Obimba is looking to do the following outdoor projects: 1: He is looking at installing solar on the roof (back side and garage side roof) and Sunrun or Tesla would be leading this process. If we approve the above, they need to drop some large trees. 2: He is also trying to install an exterior door to the garage upstairs so he can move a couch up there, the current door won't allow him to even move a small seat up there. For that to happen, He would also need to install staircases on the west side of the house. Still no action taken.
- J. Called Casella about to one day delay in pick up. This was due to the holiday on Monday. Only way to know if there will be a delay is to call them on the Friday before the Holiday to see if they are working on the Holiday. NO Notification for 4 th of July week. Plan to call a supervisor and complain.
- K. Latex paint and reflective beads ordered should arrive from Amazon 15 June. FedEx lost the shipment and just declared it missing. Shipped a new order of paint on 6 July.
- L. Do we need to reorder the street signs (which ones?) Judith, Donovan, 12,14,16 Wright and a stop sign.

New business

- A. Gallagher did not revive a statement for condo fees by 6 July and asked could we please email him a statement. Request honored. I guess not everyone celebrates the 4 th of July.
- B. Reminder that the annual meeting is coming up in September, so the announcement needs to go out 30 days prior. Need to decide on a date. Date set for Sunday September 18 at 4:30PM
- C. Need to discuss the situation with the Vice President. Gary has emailed her and she has not responded.

Next meeting is scheduled for Sunday August 7, 2022 @ 7:00PM. Respectfully submitted by M.Santangelo, Secretary.