

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzzio, 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. We refiled liens on Huynh, Urizandi and Scheibert to bring them up to date.

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

Top offenders: Huynh: \$850; Glidden: \$800; McCabe: \$375

Reminder letters and current action: to Scheibert and Urizandi both have since paid

We had 21 people signed up for direct withdrawal.

13 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:** None

Old Business

- A. 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 researching this IAW the by Laws. We should not have to pay the 75% they requested. Our lawyer has provided us a response.
- B. Need to decide what to do about Rose. Gary has emailed her, and she has not responded. She did drop off 2 stop signs at my house. After many attempts of unsuccessful contact, it was decided not to include Rose in the ballot, this means that her term will end on Dec 31st, 2022.
- C. 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.
- D. Had issues with the trash pick up again. Only one game in town now.

New business

- A. Election Ballots will be going out in the December Statement. We need to decide who will be on the ballot.
- B. Condo Fees in agreement of the annual meeting will go up to \$140 effective 1 January 2023.
- C. We had no one provide bids for the snow plowing so we have contracted with Trophy for another year.

Next Meeting December 4, 2022 @ 7:00pm Judith Circle. Respectfully submitted by M.Santangelo, Secretary.