

The meeting was called to order at 7:00PM (In-Person). Officers/Directors in attendance were President Gerry Iacuzzio, Vice President Brianna Rich, Treasurer Jeff Katz, Directors Bob Mullaney and Gary Torrisi.

Regrets: Secretary Mariano Santangelo and Director Manny Jean.

Financial Updates

Liens – Current: Wright Rd (5, 26, 28) Judith Ln (4, 10) **Vacated:** Glidden (34 Wright Rd) (Received check for condo & legal Fees **New liens filed:** Donovan (19)

Small Claims – New: None **In progress:** Hyunh **Findings:** None

Top offenders: Huynh: \$920; Descoteaux \$545; Currie \$420; Obimba \$420;

Reminder letters and current action: None

We had 26 people sign up for direct withdrawal.

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

Real Estate Listings: 4 Judith Ln **Sold:** None **Refinance:** None **Foreclosures:** 22 Wright Rd

Old Business

- A. 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.
- B. Roger requested a 'private road maintenance agreement' needed by their Mortgage company. Ask our lawyer if we had one and we do not. This is something required by FHA loans. Our lawyer is going to talk to the Mortgage company and see if the wording in the Condo Documents satisfy the requirement. If not, they will draw one up and register it. Some of the cost will be passed on to Roger's mortgage company
- C. Ronan has asked to put up a new privacy fence. There is an issue with the septic field. Gerry has taken a look at it. Email has been sent with approval as long as they follow Gerry's directions.
- D. Gave Gary permission to take down trees between his house and Manny's house at their expense.
- E. Dog (A Weimaraner) for 21 Wright Rd was approved.

New business

- A. 21 Wright Rd also requested a fence, Gerry provided them with the requirements for approval.
- B. Brianna reaching out to Kent regarding consistent invoicing; new filter for system near 12/14/16 Wright Rd.
- C. Reminder letter needs to be drafted and distributed regarding pools and the perimeters for having one pursuant to the bylaws.
- D. Ethan (6 Judith) reached out about having a detached garage built. Measurements is 24ft x 30ft (deep) with a second story (23ft high). Concerns were raised; this is still under review.
- E. Unregistered Car at 9 Wright Rd.
- F. Dogs need to be leashed at all times even when on your property.
- G. Counsel to send out a letter to 15 Wright Rd regarding leashing their dog.
- H. Kent reported seeing someone driving ATVs on our large leech field on Donovan Dr. We need to figure out a way to prevent them from causing damage. This is a \$200k field. Suggested ways to prevent them from getting onto the field were large rocks, potential chain link fence or tree logs; suggested also was post a "private property/no trespassing" sign. Gerry and Jeff to research further and report back with a suggested pathway forward.
- I. Significant issues with the plowing during the last snow.