

BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – December 3, 2023

The meeting was called to order at 7:30PM (in person). Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Bob Mullaney and Garry Torrisi.

Liens Current: Wright Rd (5, 26, 28) Judith Ln (10) Donovan Dr (16) **Vacated:** None **New liens filed:** None

Small Claims New: None

In progress: None **Findings:** None

Top offenders: Obimba: \$390 - Hilfiger: \$343 - Scheibert: \$320

Reminder letters and current action: Abigail Harris by Assn, Walton by PMM both got results

We have 27 people signed up for direct withdrawal.

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

Real Estate Listings: None **Sold:** 24 Wright Rd **Refinance:** None **Foreclosures:** 22 Wright Rd

Old Business

- A. 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
- B. Septic Field behind 6 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow. - This has become a major issue
- C. The snow plowing contract has been awarded to Trophy.
- D. Need to find someone to come in and seal the cracks in the roads - Checking with Cooper in Chester
- E. Wright Road sign at Adams Pond. Bob picked it up and is holding it until the work is complete
- F. Alexander Rick is concerned. He is still in the process of tabulating the total damages from the backup. He seems to think the total (cleanup services and contaminated items counted as losses) will exceed the coverage limit of his Homeowner's Insurance policy. Would the additional loss over his coverage limit be covered under one of the condo association's policies or would he have to file a claim with Kent Septic's insurance? The Rick's have contacted our attorney. Gary has contacted our Insurance Company. Looks like their adjuster has recommended they sue Kent. They claim the house is now uninhabitable due to bacteria in the house.
- G. Almost complete transferring all records over to QBO and I can print checks from QBO.
- H. 2024 Budget is approved and no increase in condo fees - Posted on website - Closed
- I. Have added Ethan to BOD ballot to go out 1 Dec statement

New business

- J. Have called Trophy to come out and cut up the big branch that came off the tree at the corner of Judith and Wright.
- K. Sent out garbage pickup schedule for the holidays
- L. Paid all the insurance policies renewals

Next Meeting January 7, 2024 @ 7:30pm

Respectfully submitted by M.Santangelo, Secretary.