

The meeting was called to order at 7:00PM (online). 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.

Liens 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. Refiled liens on Huynh, Urizandi and Scheibert to bring them up to date.

Small Claims New: 1. Glidden: We have been in contact with the Mortgage Company, and they are working to pay us 6 months back fees. They have asked for a Payoff verification Request. They want to know if we are willing to accept \$3,115.00 as payment of the priority lien on this account through January 2023.

2. Huynh – Is now over \$1,265 behind. We recorded a regular lien. No response. We are in the process of filing a small claims action and starting the "super lien" process. We will also pursue attorney's fees as part of that process. He is clearly thumbing his nose at the association at this point.

In progress: Huynh **Findings:** None

Top offenders: Huynh: \$1,265; Glidden: \$1,190

Reminder letters and current action: None

We had 25 people signed up for direct withdrawal.

16 individuals out of 65 did not make a payment this month. (25%)

The Treasurer's report was approved as submitted.

Real Estate Listings: 4 Judith Ln **Sold:** None **Refinance:** 7 Judith Ln **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. Paid Trophy for snow plowing and paid 3rd installment.
- C. New officers for new year are in place - New Vice Presidents Brianna – All bank accounts have been updated
- D. Kent repairing the mess they made on Wright Rd. Received invoices for over \$7000
- E. Requested new recyclable schedule as current one expires in March
- F. 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

New business

- A. Had Trophy come in and cut down the tree across from 27 Wright Road and might take down the street light L-4. Work is complete and will cost us \$300 as they cut back additional trees and vines. They have proposed doing more clean-up along the sides of Wright Road.

There are 4 locations that need attention:

- 1. Across the street from 32 Wright road
- 2. Next to 32 Wright road, heading East
- 3. Next to 38 Wright road, heading West, right across the street from the septic field
- 4. There is a broken branch in the tree at the intersection of Wright and Judith

- B. Will have a meeting with Kent on spreading work out more evenly over the Year.