

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 and Brianna Rich.

**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 contacted us about entering a written payment plan. He agreed to a term of \$140 per month in regular fees, plus \$110 towards his balance. He also agreed the total amount of \$250 will be automatically debited from his account. He has yet to sign the agreement. We have been in contact with the Mortgage Company

2. Huynh – Is now over \$1,000 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:** None **Findings:** None

**Top offenders:** Huynh: \$1,125; Glidden: \$1,050

**Reminder letters and current action:** Currie (8 Wright) – They provide a check for \$500, bring them up today and provide us their contact information. months behind. More letters from our lawyer to Huynh and Glidden went out in December.

We had 25 people signed up for direct withdrawal.

**16** 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:** 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. Election Ballots will be going out in the December Statement. Only people who have contacted us will be on the ballot. This is including Jeff Katz & Gary Torrisi. Brianna Rich added her name to the ballot. Results: Katz, Torrisi and Rich elected for 2-year term.
- C. Condo Fees increased to \$140 effective 1 January 2023. - Closed
- D. Paid Trophy for snow plowing and paid 2nd installment.
- E. Donahue at 22 Wright asked permission to install Solar Panels. This request was denied, and our Lawyer sent them explaining why. We need the name of the company soliciting the panel and have our lawyer send them a letter saying they were in the association without permission. - Closed
- F. Ethan Gorsuch at 6 Judith Lane asked permission to install Solar Panels. This request was denied. - Closed

### **New business**

- A. Need to elect officers for new year - Vice President elected is new board member Brianna Rich.
- B. Kent with be repairing mess they made on Wright Rd
- C. Posted a new recyclable flier on the website. Will be requesting new schedule as current one expires in March
- D. New Dog request was approved for Manny Jean
- E. Approved new roof for 7 Judith Lane
- 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.
- G. Car on Street during snow storms – Green car at 10 Judith Lane.

Next Meeting February 5, 2022 @ 7:00pm ONLINE Respectfully submitted by M.Santangelo, Secretary.