

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

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:** None

Small Claims New: None

In progress: Hyunh sticking to his payoff plan in place - currently down to \$1,234.27 **Findings:** None

Top offenders: Urizandi: \$450 - St. Jean \$560 - McDonals/Mears \$560

Reminder letters and current action: Silva, but they are now up to date.

We have 27 people signed up for direct withdrawal.

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

Real Estate Listings: 1 Donovan Dr **Sold:** 4 Judith Ln, 9&23 Wright Rd, 14 Donovan Dr **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. Ethan Gorsuch of 6 Judith Lane was asking permission to put in a detached garage. The measurement is 24 wide X 30 deep and a second story making it 23 feet high. There are numerous concerns with these plans to include height, depth and being more than 25 ft from the side of the house seeing it is detached. Email was sent requesting a plan of the lot and proposed construction.
- D. Septic Field behind 8 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow.
- E. Alexa Dealy of 23 Wright had several requests, the only one the board has a problem with is they wanted to replace the panels in the fence. We sent her an update on our policy based on the fact the panels can not be repaired. Upon looking at the fence it is not within the Bylaws. This was put up without any approval of the board over 20 years ago. We did approve a new roof, a dumpster in the driveway, and approval to bring in a mini excavator to clean up the back yard. Due to the extensive fence damage, they are not planning on replacing, they will remove it all.
- F. Rachel Ryan of 15 Donovan Drive requests permission to paint her Stairs and Deck. It is approved and closed
- G. Potential Buyer of 4 Judith Lane asked permission to park a tow truck outside the house. This is not in accordance with the bylaws and the Board has denied the real estate agent's request. House has sold.
- H. Casella Waste management cost has increased our monthly fee by almost 30%. Our monthly service fee has been increased from \$800 to \$976. With the addition of the fuel and energy fee our monthly bill is \$1072.53 (or \$16.50 per unit). Currently we are paying \$272.53 a month more than we were paying Stateliness. Wrote Cassella account representative and got them to roll back the increase from 30% to 9%. Monthly bill is back down into the \$850 range

New business

- A. Have completed numerous 6D certificates and Questionnaires this past month.
- B. Jeff Katz requested to add a new small dog.
- C. Complaint by Rose about the grass not being cut on Rachel Ct. I have notified Trophy about the issue and they will address
- D. Trophy was hired by 38 Wright to cut and clean up the yard. Mark said they almost blow out an engine cutting the mess
- E. Start the process for a new snow plowing contract.
- F. Need to find someone to come in and seal the cracks in the roads

Next Meeting August 6, 2023 @ 7:30pm (in person) Respectfully submitted by M.Santangelo, Secretary.