

The meeting was called to order at 7:00PM (online). Officers/Directors in attendance were President Jerry Iacuzzio, Vice President Brianna Rich, Secretary Mariano Santangelo and Director Manuel Jean.

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:** Filing super lien on 10 Judith

Small Claims New: Hyunh – Is now over \$1,405 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: Hyunh **Findings:** None

Top offenders: Huynh: \$1,405; St. Jean: \$530

Reminder letters and current action: None

We had 26 people signed up for direct withdrawal.

15 individuals out of 65 did not make a payment this month. (25%) Inflation is affecting us

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. Paid Trophy for snow plowing and paid 4th installment.
- C. Requested new recyclable schedule as current one expires in March
- D. 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
- E. 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 cost us \$300 as they cut back additional trees and vines. They have completed clean-up along the sides of Wright Road.
- F. Brianna has talked with Kent on spreading work out more evenly over the Year. They have agreed but we have not received our first invoice. We will pay around \$1,200 that will go to the account, similar to a budget plan.

New business

- A. 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.
- B. Gave Gary permission to take down trees between his house and Manny’s house at their expense.

Next Meeting April 9, 2023 @ 7:00pm (in person) Respectfully submitted by M.Santangelo, Secretary.