

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

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: None

In progress: Hyunh sticking to his payoff plan in place - currently down to \$575 **Findings:** None

Top offenders: Huynh: \$575 (paying \$125 a week until up to date); Descoteaux - \$545

Reminder letters and current action: None

We have 26 people signed up for direct withdrawal.

7 individuals out of 65 did not make a payment this month. We see some people paying off with tax returns

Real Estate Listings: 4 Judith Ln, 14 Donovan Dr. **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. 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. Ronan has asked to put up a new privacy fence. There is an issue with the septic field. Jerry took a look at it and told them what was approvable with the septic tank there.
- D. Gave Gary permission to take down trees between his house and Manny's house at their expense. COMPLETED
- E. 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.
- F. Following up on the voicemail by Kent. Their technician noticed someone has been driving a recreational vehicle over the field on Donovan Drive (diffusion tanks). They recommend sending a notice to the residents or posting as private property/no trespassing/no ATV's? . We will get an estimate on putting some removable fence with posts (like the ones by the culverts)

New business

- A. Septic Field behind 8 Wright is leaking - Called Kent
- B. Kiver is still asking about us taking down trees - they are not on Bliss Farm common land. Email was sent telling her that the trees are not BlissFarm's responsibility.
- C. Loder of 6 Donovan Drive is requesting to install a Patio. Complete by 13 May. Description in his email. No issues
- D. 5 Rachel Ct is replacing the siding on one side of the house. Not changing the color; it's just a repair. Not required an approval

Next Meeting June 4, 2023 @ 7:30pm (in person) Respectfully submitted by M.Santangelo, Secretary.