

**Bliss Farm Condo Association**  
**2023 Annual Meeting**  
**1 October 2023**  
**Scheduled 1 pm**  
**Agenda**

**Call to Order**

**1. Treasurers Report**

- a. **2024 Budget**
- b. **Current Financial Status**
- c. **Actions:**
  - i. **Current Liens:** 36 Wright (Super Lien); 5 Wright; 28 Wright Rd; 26 Wright Rd; 4 Judith Ln.
  - ii. **Vacated Leans:** None
  - iii. **Small Claims Status** – None

**2. Current issues**

- a. **Need a current email and phone number you can be contacted at.**
- b. **Need Board Permission for outside projects (ie take down trees, paint your house a different color, put up a fence ect.) Repair of Property is expected by the by-laws.**
- c. **Automatic deposit and credit card payment for condo fees is available by contacting Jeff Katz. Currently 22 people are enrolled (31%)**
- d. **Dogs and Cats**
- e. **Real Estate action – 5 Homes have Sold this year (7.7%).**
- f. **Looking to seal cracks in roads before winter.**
- g. **Snow Plowing – Looking a new contractors. Gary Torrissi is doing the search. We will not replace mailboxes unless the plow actually hits it.**
- h. **NO Parking on Streets – Snow Plowing, Waiting for the school bus, Over night**
- i. **Septic – continue to pump tanks on a schedule. Don't flush wipes or Feminine hygiene products.**
- j. **Waste Service – Casella. Schedule posted on website. One day slip after major holiday – Trash cans are owned by Cassella**
- k. **Elections – Board Positions, 3 terms up this year: Gerry, Bob, Manny & Mariana – contact Jeff Katz if you would like to be put on the ballot.**
- l. **We are currently at between 3 & 4% delinquency rate on Condo fees which overall manageable**
- m. **Web site has been updated and improved. Most information need by realtors are on the site. Please send new email addresses to [info@blissfarm.org](mailto:info@blissfarm.org). Remind your realtor or mortgage company that we are free standing condominiums and do not have a master insurance policy. Every homeowner is required to have a homeowners policy.**
- n. **Accomplishments – Landscaping Contractor and snow plowing Contractor completing their second year, Removed dead trees and cut back brush on common land affecting structures. Now paying landscaping contractor to police the sides of the Wright Road. Repairing water at end of Wright Rd**
- o. **Developing 5-year plan with Kent to upgrading pumping stations and control panels.**
- p. **Condo Fees – Should be good for another year provide we don't have a major septic failure.**

**3. Other Business**