

BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – April 7, 2024

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Vice President Brianna Rich, Secretary Mariano Santangelo and Directors Bob Mullaney, Gary Torrisi and Ethan Gorush.

Liens Current: Wright Rd (5, 26, 28) Judith Ln (10) Donovan Dr (16) **Vacated:** 6 Wright **New liens filed:** 6 Wright

Small Claims New: None

In progress: None **Findings:** None

Top offenders: Obimba- \$450; Haas- \$420; Hilfiker- \$403.27

Reminder letters and current action: New letters will be sent to Obimba, Haas & St Jean by PPM.

We have 30 people signed up for direct withdrawal.

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

Real Estate Listings: None **Sold:** None **Refinance:** None **Foreclosures:** 22 Wright Rd

Old Business

- A. 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
- B. Septic Field behind 6 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow. - This has become a major issue
- C. Need to find someone to come in and seal the cracks in the roads - Called Cooper in Chester they will be coming out to give me an estimate.
- D. Wright Road sign at Adams Pond. Bob picked it up and is holding it until the work is complete. Bob also has the new new sign to put up on area 12,14,16 Wright.
- E. Lawyer sent a letter to 3 Wright about unregistered vehicle. The car will be addressed in the next letter for late condo Fees.
- F. Question by Joe Currie <dadofsprout5@gmail.com> of why we don't have LED street lights. Maybe we should have Joe call Eversource since he is an electrical contractor. Did anyone contact him about working with Eversource on new lights? We sent email to Joe on March 12 but haven't responded to it yet.
- G. Approval for removal of 8 White Pines at 7 Judith Lane. - Works is complete item closed
- H. Need to put the animal contract officer number on our website. The association does not remove dead wildlife. Information is in the website
- I. Credit Card Security Policy posted on Google Drive

New business

- J. New gates were installed by Trophy to prevent ATV's from crossing over our septic fields. Gary will be getting signs for the gates once the wording is approved.
- K. 2023 Association Taxes are being completed. Other than the fee for K2N we should not owe anything else to the IRS.
- L. Asking for Approval for Camper to be parked at 7 Judith Lane
- M. Issue with falling trees this winter. Gary believes it is partly due to the trenches that were dug years ago filling in.
- N. Need to put out a spring news letter reminding people about getting permission for projects outside as we have many new individuals in the community.
- O. Need to cut compromised trees on Wright Rd and Adams Pond. (branch took that cables down during the storm on April 4) - Have talked to Trophy to cut up the trees on the ground. Will call Tom Moreau to cut the one still standing.

Next Meeting May 5, 2024 @ 7:30pm

Respectfully submitted by M.Santangelo, Secretary.