

The meeting was called to order at 7:30PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Bob Mullaney, Gary Torrisi and Ethan Gosuch

**Liens Current:** Wright Rd (3, 5, 26) Judith Ln (10) **Vacated:** None **New liens filed:** None

**Small Claims New:** None **In progress:** None **Findings:** None

**Top offenders:** Ramirez- \$420, MacDonalds/ Mears \$420

**Reminder letters and current action:** New letters will be sent to Ramirez, MacDonalds/ Mears.

We have 31 people signed up for direct withdrawal.

5 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. Wright Road sign at Adams Pond. Bob picked it up and is holding it until the work is complete.
- B. Lawyer sent a letter to 3 Wright about unregistered vehicle. Have fined the individual \$150. We owe the lawyer a picture of the car and the expired registration. We have also lien the property
- C. Need to take action on 10 Wright Rd lawn condition. Closed will reopen in the Spring if necessary.
- D. Approved increase in condo fee to \$150 per month effective 1 January 2025
- E. 9 Donovan Dr (Golden) is requesting to repair driveway, remove some trees and replace his mailbox. Gerry approved - Closed
- F. 11 Donovan Dr (Hill) concerned about a tree at the end of driveway. It belongs to her and she needs to get an exterminator out to look at the problem. If the tree needs to be removed, Gerry checked to see who is responsible to pay for it.
- G. Having Kent come out and look at the septic field behind 5 & 7 Donovan which seems to have blown out. The pump needs to be replaced and tanks need to be pumped for \$4615.
- H. Approve the tree trimming at 23 Wright Rd - closed

### **New business**

- A. Water backing up in 31 & 33 Wright. Kent pumped out the station and found both pumps were not functioning. AAA told Kent the pumps were not worth rebuilding. The new pumps will be \$8500 each. We also asked Kent to put together a plan to upgrade the panels and pumping stations so we don't get another big surprise.
- B. Our accountant is recommending we automate our billing statements and email them out to our members. Other associations are doing this and it would save the mailing cost. We have all but one email. We could send the one out if we can't get an email.
- C. Put out Email for garbage pick up for Xmas and New Years
- D. Put out Email to remind member to turn in BOD election Ballots

Next Meeting Sunday January 12, 2025 @ 7:30pm

Respectfully submitted by M.Santangelo, Secretary.