

BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – January 7, 2024

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

Liens Current: Wright Rd (5, 26, 28) Judith Ln (10) Donovan Dr (16) **Vacated:** None **New liens filed:** None

Small Claims New: None

In progress: None **Findings:** None

Top offenders: Obimba - \$530; Hilfiger - \$483.27; Scheibert - \$460; Ramirez - \$425; Jaffe - \$420; Coppola - \$420

Reminder letters and current action: Abigail Harris by Assn, Walton by PMM both got results

We have 27 people signed up for direct withdrawal.

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

Real Estate Listings: 9 Donovan Dr & 33 Wright Rd **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. Snow Plowing contract has been awarded to Trophy. Made the Second payment and they are putting in the stakes by speed bumps and they were informed about making sure they make the first pass as wide as possible.
- D. Need to find someone to come in and seal the cracks in the roads - Checking with Cooper in Chester with postpone until next spring 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. Alexander Rick had a meeting with Kent Clean Septic LLC on 7 December. Notified our Lawyer.
- F. Almost complete transferring all records over to QBO and I can print checks from QBO. Run into some problems and I am working them out.
- G. Trophy came out and cut up the big branch that came off the tree at the corner of Judith and Wright on 8 December.

New business

- H. Lawyer sent a letter to 3 Wright about unregistered vehicle
- I. Sent pictures for waste behind Gagnon house and asked lawyer to send them a letter to remove it
- J. New owners of 33 Wright are Tim and Ashley Andrews. They will close on 31 January and have requested approval for their dog
- K. Belanger 2 Donovan has adopted a new puppy - Blue heeler mix
- L. Evergreen Management Group would like to manage our association. They said they could save us 10%, which is impossible when they charge us a fee.
- M. Finally, the Court scheduled a status hearing on the Glidden small claims case. Mr. Glidden is now fully current. Roey is going to file a Motion to Dismiss the Small Claims case as a result of the same.
- N. Angela Normyle (603) 505-2840 and Nathan Ouellette (603) 235-4703 are the new home owners of 24 Wright Rd
- O. Voting Results of the Election - We had 11 ballots casted.
 - a. Gerry Iacuzzo - 9
 - b. Robert Mullaney - 8
 - c. Mariano Santangelo - 10
 - d. Manny Jean - 4
 - e. Eathan Gorsch - 9
 - f. Rose Crepeau - 1
- P. Increased the monthly payments to Kent to \$1500 starting 1 Jan 24

Next Meeting February 4, 2024 @ 7:30pm

Respectfully submitted by M.Santangelo, Secretary.