

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzzio, 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 \$560, Hilfiker \$463.27

**Reminder letters and current action:** New letters will be sent to Ramirez, Hilfiker

We have 31 people signed up for direct withdrawal.

10 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. 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. Total cost to fix problems \$27,790 We also asked Kent to put together a plan to upgrade the panels and pumping stations so we don't get another big surprise. Had to take money out of reserves to pay bill.
- D. 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. The 1st of January we converted to email delivery of monthly condo fee statements
- E. Put out Email to remind members to turn in BOD election Ballots. Even with this we only got 7 ballots of which 4 are Board members.

### **New business**

- A. Monthly Condo Fees are now \$150 per month. All the direct withdrawal and credit card subscriptions have been updated and are being taken out at the new rate.
- B. Closed out the books on 2024 with our accountant on Friday 10 January. They will start preparing our tax return.
- C. Based on the ballots that were returned the three individuals on the ballot were elected. New officers of the Board need to be elected.

Next Meeting Sunday February 2, 2025 @ 7:30pm

Respectfully submitted by M.Santangelo, Secretary.