

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and Bill Hankey.

Meeting Minutes – The July minutes were read and approved.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided, with the following specifics:

A. Current Financials

1. Jeff reported that the account receivables were slightly down from last month and that the bank account was up to \$19,308.06 and \$0 in undeposited condo fees.
2. **13** homeowners are now more than three months behind.
3. **7** homeowners are now more than six months behind.

B. Aging accounts

1. The homeowner at 1 Donovan Drive has sent a payment for \$230.00 for July. Lawyer will call the own and next time payment is missed, he'll fill a contempt paper work.
2. The homeowner at 26 Wright Rd. has sent a payment in July after he received a call from our lawyer.
3. We have received two checks from 10 Judith Ln. for \$215. Periodic payment hearing in court 1 June 2010 decided owner is required to pay \$230.00 a month.
4. As of July 1st, the house at 32 Wright Rd is now owned by Bank of America. Before vacating the owner paid \$1,106.80 which was part of the Small Court Claim.
5. There are currently five homeowners who are over ten months behind in their condo fees. These six homeowners account for approximately \$12,700 of owed monies

C. Liens

1. The current liens are as follows: 32 Wright Rd updated, 1 Donovan Dr, 14 Donovan Dr updated, 17 Wright Rd, 26 Wright Rd and 10 Judith Ln.
2. No liens have been vacated.
3. New lien is needed for owner at 17 Donovan Dr.

D. Small Claims court status – Motion for payment on 16 Donovan. The lawyer filed the following small claims cases: 32 Wright Rd., 14 Donovan Dr. and 17 Donovan Dr. 32 Wright Rd. has settled in court. 14 Donovan Dr. will provide balance to avoid going to small claims.

E. Foreclosure Sales: 32 Wright Rd – Given to Bank of America.

F. Sold Properties: 1 Rachel Ct and 16 Wright Rd. Working on 9 Wright Rd.

The Treasurer's report was approved as submitted.

Old Business

- a. **Status** on Kevin York on BOD. Still working and went around knocking on door of people we still need to verify for garbage disposal
- b. **Database:** Database is still not complete.
- c. Filing System: no updates.
- d. **Garbage Disposals:** The board is currently in the process of checking out whether homeowners are using garbage disposals in their residences. All the letters to houses not sent have been sent. The process is about 80% complete.
- e. **Taxes:** still at the accountant's
- f. Investigate "super lien" – in work with our lawyer.
- g. Septic field – 3-5 Donovan Dr. Approved by the State will begin construction. Signed contract and put deposit in to Deano Construction.
- h. Fix road at Olson end of Donovan completed. Have to complete same work at Judith and Wright
- i. Status request on big field repair. Will contact Kent to find out.

New Business

- 1. Annual Meeting scheduled for Sept 26 at 4:00PM
- 2. Discuss septic turn off vs. foreclosure on property. Decided to ask the lawyer to research on foreclosure of the property.

The next meeting is scheduled for August 29, 2010 at 7:30PM at J. Katz's home.

Respectfully submitted by Mariano Santangelo, Secretary.