

The meeting was called to order at J. Katz house at 7:34 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and director Bob.

**Meeting Minutes** – The November 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 bank account was up to \$20,125.39 and \$0 in undeposited condo fees.
2. **9** homeowners are now more than three months behind.
3. **7** homeowners are now more than six months behind.

**B. Liens**

1. The current liens are: 32 Wright Rd, 1 Donovan Dr, 14 Donovan Dr, 17 Wright Rd, 26 Wright Rd and 10 Judith Ln.
2. Vacated liens – None.
3. New lien is needed for owner at 15 Donovan Dr and 29 Wright Rd.

**D. Small Claims court status** – 32 Wright Rd. is the only one still in progress.

**E. Foreclosure Sales:** 17 Donovan Dr – foreclosed on July 14.

**F. Top 5 offenders:** owe an approximate amount of \$11,400.

**G. Reminder Letters:** sent to homeowner of 29 Wright Rd., 15 Donovan Dr. and 17 Wright Rd.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Database: Database is still not complete.
- b. Filing System: no updates.
- c. Dogs letters were sent out by Randy.
- d. Election is December need to fill 3 slots. The members up for election are: Jeff Katz, Kevin Yorke, Randy Hoidahl and Bill Hankey. New candidate: Rose Crepeau of 1 Rachel Court. The ballot will go out with the statement due back on December 31. A brief candidate resume will be posted in the website.
- e. The letters with complains about noises next to 36 Wright Road were discussed. Jerry to the parents of the responsible party. It was decided to communicate that next time this happens the police should be notified.
- f. Sign requested by the Fire Department for houses on 12, 14 and 16 Wright Rd has been ordered.
- g. Received a request from 1 Donovan to install porch. Email sent to owner.
- h. Winter Newsletter will go out asking to pull back basketball nets, not to park in the street and not to shovel snow back to the streets.