

The meeting was called to order at 7:33PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and Shawn Goldthwaite.

**Meeting Minutes** – The November 6 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 \$19,971.11 and \$0 in undeposited condo fees.
2. **9** homeowners are now more than three months behind.
3. **6** homeowners are now more than six months behind.

**B. Liens**

1. The current liens are: on Wright Rd (17, 26, 29), on Donovan Dr (1, 14, 15, 16, 17, 19) and on Judith Ln. (10)
2. Vacated liens: None.
3. Need to be filed - None.
4. New liens to file: None.

**D. Small Claims court status** – Action filed on 16 Donovan Dr. and 17 Donovan Dr. Filed Small Claims and Contempt on 1 Donovan, Hearing for 29 Wright Road on Jan 4, 2012

**E. Foreclosure Sales:** 17 Donovan Dr – auction sale on Jan 14. 32 Wright Rd. to make sale on July 7. 12 Donovan sent W-9 statement to bank to recover fees since foreclosure. 29 Wright Rd set for July 14, 2011.

**F. Top 6 offenders:** owe an approximate amount of \$11,700.

**G. Reminder letters** sent to 19 Donovan Dr., 34 Wright Rd. and 27 Wright Rd.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Have opened the account for automatic deposit and credit card payment for condo fees with Citizen's Bank. A form has been created to send to those interested on signing up. Fees will be \$5 per month for credit card and \$1 per month for direct deposit.
- b. All the brush was chipped along the sides of the road from the storm. Need to remind Angerami to stake the power boxes so we don't have a repeat of last year. Jerry will call Mike.
- c. Still need a Winter Newsletter to be written to go out with this month's statement. Rose will take care of it.
- d. Posted a note on the website to inform real estate agents and tile companies of the fee for quick turns on paper work.

**New business**

- a. New owners: 2 Donovan Dr. Rose delivered welcome letter to them and all other new residents.
- b. Two calls this month on septic problems at individual homes. One on Judith Ln and Donovan Dr. One was a clog between the house and the tank. The other is a problem with a sagging pipe in the front yard that will have to be addressed in the Spring.
- c. Election for 2012. Up for election are 4 officers. Ballot will go out with this month's statement.
- d. Returned check for \$160 to 3 Wright Road previous owner.

**The next meeting is scheduled for January 29, 2012 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.**