

The meeting was called to order at 7:35PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Member Robert Mulaney.

Meeting Minutes – The minutes were read and approved.

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

1. Jeff reported that the bank account was up to \$20,719.17 and \$0.00 in undeposited condo fees.
2. **6** homeowners are now more than three months behind.
3. **5** homeowners are now more than six months behind.

Leans

1. The current liens are: on Wright Rd (5, 17, 27, 28, 29,34), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated liens: None
3. New liens filed: None

Small Claims

1. **New files:** None.
2. **In progress:** 17 Donovan Dr. – Judgement in favor of Bliss Farm on May 14, filed for periodic payments. 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month (\$196.28 outstanding). One of the residents at 28 Wright Road acknowledged they owned the amount we sued them for in small claims and has agreed to pay \$100/month plus the \$115/month condo fees. The agreement has been signed and will file it with the Court. (\$389.06 outstanding). Signed small claim paperwork for 16 Donovan and 29 Wright.
3. **Findings:** None.

Top 6 offenders: owe an approximate amount of \$6,392.00.

Reminder letters: 4 Judith has not made a payment since they moved in, after the lawyer sent him a letter, we got a check for \$400. The lawyer will send a reminder to 28 Wright as payment was not received this month.

The Treasurer's report was approved as submitted.

Old Business

- a. 7 Wright Road requested permission to take down some trees. We have requested they mark such trees so one of the association board members can check them before being cut. Jerry looked at the trees and gave the go ahead. The project has been stalled since they don't have the money to do it. ON HOLD.
- b. Jeff contacted Casella to find out if there is a cost to the garbage cans for the whole association. Jeff called a second time and no results. – OPEN ITEM.
- c. 22 Wright Road sent a request to build an addition. Plans have been reviewed by the board and approved. They are now awaiting financing.
- d. Held the annual meeting with a very small turn out. Discussed an item raised during the meeting: "community playground". After discussing it with the lawyer who absolutely opposed to the idea and warned about the serious high liability this issue is, we decided to close this item and not pursue it.
- e. Election ballot attached to the December statement. Up for election: Rose, Steve and Jeff. Due back on Dec 31.
- f. 10 Donovan is asking permission for a small addition to the current shed. Board ok'ed and replied to homeowner.
- g. Discussed question by Rachel Castle to sell insurance to condo association members. Replied.
- h. Advertising on website. Discussed the possibility of having a flat fee. We decided that anyone interested will pay \$25 per month to have a banner in the website with a link to their own site.

New business

- a. 18 Wright Road is asking permission to replace the fence but it was installed before we could act on the request.
- b. We had AOK in to clean up the downed trees along the roads after the Thanksgiving storm.
- c. 18 Wright Road sent a letter complaining about 10 Wright loose cat and barking dog. We communicated that he should call the Police/ Animal Control . Lawyer to send a letter to 10 Wright about the issue.

The next meeting is scheduled for January 11, 2015 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.