

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo.

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 \$34,626.89 and \$0.00 in undeposited condo fees.
2. **10** 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, 9, 17, 27, 28, 29,34), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 6 Donovan Rd for sale of the house. We will receive all back condo fees at closing.
3. New liens filed: none

Small Claims

1. **New files:** None.
2. **In progress**
 - a. 17 Donovan Dr. – Layer filed contempt papers online on November.
3. **Findings:** None.

Top 7 offenders: owe an approximate amount of \$7,581.00.

Reminder letters: None.

The Treasurer's report was approved as submitted.

Old Business

- a. 22 Wright - Addition is under construction outside almost complete.
- b. Travelers Insurance forms have been completed and premiums paid.
- c. Discussed situation between neighbors at 34 Wright Road and 36 Wright Road. (cont.)
 - a. Surveyor on contract to measure property and provide drawings.
 - b. 34 Wright Road has not paid the condo fees in more than 7 months and the Board is spending more than what they owe in this issue.
 - c. In the last month we have spent \$590 in legal fees related to this issue plus what the surveyor will charge (\$2,000). A special assessment will be considered for the parts involved.
- d. Next election - Up for election two year term: Jerry Iacuzio, Robert Mullaney, Shawn Goldthwaite, Mariano Santangelo. Vacant slot for one year from Steve. Ballot in the December statement and due back on December 31st.
- e. 10 Donovan sewer pipe breakage. Kent was called in and repairs were made for \$3,500. Also reimbursed homeowner for emergency call (\$289)
- f. Called Eversource after receiving multiple bills for this month. Got late fees reverse and 6 bills consolidated into just one bill. (hopefully)
- g. Received new insurance policies. Reviewed information in the website. Everything is up to date.
- h. Discussed requests from 8 Donovan Dr to provide info on the septic fields. Directed them to Kent.

New business

- a. Need to put out a Winter newsletter.
- b. We have a new owner in 6 Judith Lane. Need to provide him with a welcome letter

The next meeting is scheduled for Jan 10, 2016 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.