

BLISS FARM CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes – February 28, 2010

The meeting was called to order at J. Katz house at 7:37 pm. Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Shawn Goldthwaite, Bill Hankey, Bob Mullaney and Randy Hoidahl.

Meeting Minutes – The January 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 up from last month and that the bank account was down to \$5, 117.85
2. The account receivables balance is now \$18,043,06 which is the higher than last month.
3. **20%** of homeowners are now more than three months behind.
4. **12.5%** of homeowners are now more than six months behind.

B. Aging accounts

1. Jeff reported that he had not received payment from the homeowner at 1 Donovan Drive. Our lawyer has been notified.
2. Jeff reported that he had not received payment from the homeowner at 26 Wright Rd. Or lawyer has been notified.
3. Our lawyer still trying to pursue a hearing to recovery the money not recovered from 16 Donovan.
4. We have not received a check from 10 Judith Ln. A motion for periodic payments has been signed.
5. The house at 32 Wright Rd has been given to the bank under Chapter 7. A lien on the property has been placed. We have the right to \$600.00
6. There are currently five homeowners who are over ten months behind in their condo fees. These five homeowners account for approximately \$12,000 of owed monies.

C. Leans

1. There are currently 8 liens taken out on homeowners for nonpayment. They are as follows: 32 Wright Rd updated, 1 Donovan Dr, 16 Wright Rd updated, 14 Donovan Dr updated, 17 Wright Rd, 26 Wright Rd, 1 Rachel Ct and 10 Judith Ln.

2. No liens have been vacated due to payment received.

3. A new lien will be placed for 29 Wright Rd.

D. Small Claims court status – A motion for payment on 16 Donovan and 10 Judith Ln were filed.

F. There are three homes currently under foreclosure sales. 26 Wright Rd, 1 Rachel Court (received condo fees and 6 months in advance), and 32 Wright Rd are currently under foreclosure agreements. Got a call from the real estate agent for 16 Wright Rd requesting a statement on amount owed.

The Treasurer's report was approved as submitted.

Old Business

1. **Signs:** A request was made to repair or replace the sign for Rachel Ct. We need to fix the stop sign on Judith and Wright.
2. **Database:** Database is still not complete.
3. **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 75% complete. A report on garbage disposal was presented by Mariano.
4. **Septic turnoffs:** a letter needs to go out to our lawyer to check status on this issue.

New Business

1. **Spring Newsletter:** Randy will prepare a newsletter.
2. **Taxes:** will be sent to the accountant.

The next meeting is scheduled for March 28, 2010 at 7:30PM at J. Katz's home.

Respectfully submitted by Mariano Santangelo, Secretary.