

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

Meeting Minutes – The 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 \$31,344.26 and \$0.00 in undeposited condo fees.
2. **7** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

B. Liens

1. The current liens are: on Wright Rd (5, 17, 27, 28, 29, 34), on Donovan Dr (2, 14, 15, 16, 17) and on Judith Ln. (10)
2. Vacated liens: None.
3. New liens filed: None

C. Several houses on the market in the association: 1 & 8 Donovan (both closing), 4 Judith (closing), 22 Wright

D. Small Claims

1. **New files:** 16 Donovan Drive
2. **In progress:** 15 Donovan Dr has signed (July 2) a payment schedule: \$215.00 per month; 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month.
3. **Findings:** None

F. Top 6 offenders: owe an approximate amount of \$4,080.

G. Reminder letters: the lawyer will send some letter to 15 Donovan Drive.

The Treasurer's report was approved as submitted.

Old Business

- a. Kent pumped 2 tanks: Judith Circle and 3 Donovan Drive on January 7. Cost including cleaning filters: \$1,380.00
- b. New mowing contract, we received proposal by AOK for two years. Also a proposal for new plowing contract for two years was included. The Board approved it.
- c. Election of 2014 BOD Officers voted on last meeting. All officers remain in their position.
- d. Taxes at the accountant. Signed agreement this past week.
- e. Paid additional insurance for renewal of crime policy: \$349

New business

- a. Plowing contractor damaged 16 Wright Road fence. They called us and committed to fix at their cost.

The next meeting is scheduled for March 2, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.