

The meeting was called to order at 7:30PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Gary Torrisi, Robert Mullaney and Shawn Goldthwaite.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided.

Leans

1. The current liens are: on Wright Rd (5, 9, 10, 17, 19, 27, 28, 34), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 8 Donovan Dr..
3. New liens filed: 36 Wright Rd.

Small Claims

1. New files: Scheibert - 16 Donovan Dr..
2. In progress: Kiver has now a direct withdrawal for \$165 which started in December. Judge directed her to pay an extra \$50 per month until settlement is paid off. We credit interest for 2017 provided no payments are missed until up to date.
3. Findings:
 - a. Got a judgement on Johnston for \$949.18. Motion on periodic payments June 14. Bankruptcy notice June 17

Top 7 offenders: owe an approximate amount of \$10,410.00.

Reminder letters: Sent to Urizandi (\$423.68), Shatford (\$356.90), Coombs (\$351.91)

16 members out of 65 did not make a payment this month. That is 25% of the residents/ homeowners.

The Treasurer's report was approved as submitted.

Real Estate Actions

1. Listings: 19 Wright Road still on the market got request for 6D for Jan 1. Closing hopefully in 30 days.
2. Sold: None
3. Refinance: None
4. Foreclosures: None

Old Business

1. ByLaws and Declaration discuss - Lawyer is rewriting the by-law changes. Will provide package to take to homeowners..
2. Sign repaired and re installed by Gary. Closed.
3. Election of 2018 officers for BOD completed and officers remain the same..
4. Order stop sign for Donovan and Wright Rd & Rachel Ct. Need sign for bus stops which say no parking within 50 feet of the intersection.
5. Repair of manholes in Donovan Drive. Will call Tate Bros for estimate. Need to wait till April.
6. Request by 10 Donovan to put up a new garage will be approved by the board once the final plans are ready.
7. Need to upgrade Quicken Software for 2018
8. Collecting data for taxes will have it for the accountant by 28 Feb 2018. Accountant has all info already.

New business

1. Send note to owners at 9 Wright Road informing that dogs have to be in a leash and owners must pick up their droppings.

Next meeting is scheduled for Sunday Mar 4, 2018 at 7:30PM. Respectfully submitted by M.Santangelo, Secretary.