

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Randy Hoidahl, Bob Mullaney and William Hankey.

**Meeting Minutes** – The December 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 \$17,530.83 and \$1,905.94 in undeposited condo fees.
2. **13** homeowners are now more than three months behind.
3. **8** homeowners are now more than six months behind.

**B. Liens**

1. The current liens are: 32 Wright Rd, 1 Donovan Dr, 14 Donovan Dr, 17 Wright Rd, 26 Wright Rd and 10 Judith Ln.
2. Vacated liens – None.
3. New lien filed for owner at 17 Donovan Dr and 29 Wright Rd.
4. New liens to file: 15 Donovan Dr and 19 Donovan Drive.

**D. Small Claims court status** – 32 Wright Rd. is the only one still in progress. We will start action on 15 Donovan Drive, 29 Wright Rd. and 19 Donovan Drive.

**E. Foreclosure Sales:** 17 Donovan Dr – foreclosed on July 14 will be on auction sale on January 14. 32 Wright Rd. action sale 16 January 2011.

**F. Top 5 offenders:** owe an approximate amount of \$11,600.

**G. Reminder Letters:** will be sent to homeowner of 29 Wright Rd., 15 Donovan Dr., 16 Donovan Dr. 19 Donovan Dr. and 17 Wright Rd.

**H.** Notified our lawyer to letter him know of non payment on court order for 10 Judith Lane.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Database: Database is still not complete.
- b. Filing System: no updates.
- c. Dogs letters were sent out by Randy. Letter from 26 Wright Rd now in hands of the lawyer.
- d. Election Completed. Most ballots in 4 years have been returned. Results will be published after the next meeting voting.
- e. The letters with complains about noises next to 36 Wright Road were discussed. Item closed.
- f. Sign requested by the Fire Department for houses on 12, 14 and 16 Wright Rd will be installed after soon as weather permits.
- g. Winter Newsletter went go out asking to pull back basketball nets, not to park in the street and not to shovel snow back to the streets.

**New business**

- a. Election of officers will take place next meeting.

**The next meeting is scheduled for January 30, 2011 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.**