

The meeting was called to order at 7:32PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and William Hankey.

Meeting Minutes – The November 28, 2011 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 \$24,207.67 and \$610.00 in undeposited condo fees.
2. **10** homeowners are now more than three months behind.
3. **10** homeowners are now more than six months behind.

B. Leans

1. The current liens are: on Wright Rd (17, 26, 29), on Donovan Dr (1, 14, 15, 16, 17, 19) and on Judith Ln. (10)
2. Vacated leans: None.
3. Need to be filed - None.
4. New liens to file: None.

D. Small Claims court status –16 Donovan Dr. and 17 Donovan Dr. defaulted on the case. Judgement in favor of BlissFarm. Next step, motion on periodic statements. Filed actions and contempt against 1 Donovan. Hearing for Holmes on Jan 4, 2012, settlement Holmes will pay half, and ex husband the other half. Need to file claim on 17 Wright Road.

E. Foreclosure Sales: 17 Donovan Dr – auction sale on Jan 14, 2011. 12 Donovan received money from bank. 29 Wright Rd received money from bank.

F. Top 6 offenders: owe an approximate amount of \$13,800.

G. Reminder letters sent to 19 Donovan Dr., 34 Wright Rd. and 27 Wright Rd.

The Treasurer's report was approved as submitted.

Old Business

- a. We have just one person signed up for automatic deposit and credit card payment for condo fees with Citizens. People are complaining about the fees. Fees will be \$5 per month for cc and \$1 for dd. Will hold for 6 months and decide if method should be discontinued.
- b. Election for 2012. We received a total of 9 ballots which is just 14% of the membership. The current members were all voted back in.
- c. Posted a note on the website to inform real estate agents and tile companies of the fee for quick turns on paper work. Calls reduced.
- d. We were informed of someone that complained that plowing company took too long to sand/salt.

New business

- a. Aging account action. Discussion.
- b. Insurance lapse. Ins co didn't send a bill. Corrected.
- c. Putting taxes together for preparation.
- d. Management company. Proposal and discussion.
- e. Appointment and selection of Board Officers. All in favor.
- f. Sent out a request for bids on mowing and landscaping contract.

The next meeting is scheduled for February 26, 2012 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.