

The meeting was called to order at 7:33PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Vice President Rose Crepeau, Secretary Mariano Santangelo and Board Members Steve Coppolo, Bob Mullaney 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 \$31,217 and \$0.00 in undeposited condo fees.
2. **8** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

**B. Leans**

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 leans: None.
3. New liens filed: None

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

**D. Small Claims**

1. **New files:** None
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 \$4,523.

**G. Reminder letters:** the lawyer will send some letters out this month.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Elections – ballot received & vote count. Only 9 ballots received.
  1. Jerry Iacuzio – 8
  2. Shawn Golhwaite – 8
  3. Robert Mullaney – 7
  4. Mariano Santangelo – 8
  5. John Hatch – 1
  6. Michael Brosnan - 1
- b. Issue reported about big septic next to 21 Wright Road. Called Kent out to inspect, who found no problems with the field. Kent will re check it in the Spring.

**New business**

- a. New mowing contract. Bids have to be received before March.
- b. Election of 2014 Board of Directors: the members will remain in the positions.

**The next meeting is scheduled for February 9, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.**