

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 Director Bob Mullaney

Meeting Minutes – The minutes were read and approved.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided, with the following specifics:

1. Jeff reported that the bank account was up to \$26,186.74 and \$0.00 in undeposited condo fees.
2. **9** homeowners are now more than three months behind.
3. **5** homeowners are now more than six months behind.

Leans

1. The current liens are: on Wright Rd (5, 9, 17, 27, 28, 29,34), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: 6 Donovan Rd for sale of the house. We will receive all back condo fees at closing. Provided 6D letter for Jan 9 closing.
3. New liens filed: none

Small Claims

1. **New files:** None.
2. **In progress**
 - a. 34 Wright Road: filed claim a received \$600 payment.
 - b. 17 Donovan Dr. – Lawyer filed contempt papers online on November. Didn't pay anything in December.
3. **Findings:** None.

Top 7 offenders: owe an approximate amount of \$8,200.00.

Reminder letters: We will send letters to 29 Wright Road and 5 Wright Road.

The Treasurer's report was approved as submitted.

Old Business

- a. 22 Wright - Addition is under construction outside almost complete, still working inside.
- b. Travelers Insurance forms have been completed and premiums paid.
- c. Discussed situation between neighbors at 34 Wright Road and 36 Wright Road. (cont.)
 - a. Surveyor completed the survey. He met with the lawyer and the Association to determine what is needed on the drawings that need to be delivered.
 - b. Met with 36 Wright Road and he assures us this can be resolved without all this extra cost. We hope to have a legal and final resolution by the end of January.
 - c. Lawyer is preparing a letter for the parts involved to explain limited common land and common land boundaries. There is a 3 -5 foot segment at the top of the paved driveway that is common land. The association will offer to physically mark that boundary if the parts involved in the dispute are willing to pay for it..
- d. Election - Up for election two year term: Jerry Iacuzzio, Robert Mullaney, Shawn Goldthwaite, Mariano Santangelo. Vacant slot for one year from Steve. Ballot in the December statement and were due back on December 31st. To this date we have received only 8 ballots. This is only 12% of the membership. It is very hard to listen to complains when the membership can't even bother to vote for the board.
- e. 10 Donovan sewer pipe breakage. Kent was called in and repairs were made for \$3,500. Also reimbursed homeowner for emergency call (\$289). **This item is complete.**
- f. Eversource has finally consolidated our accounts into just one bill. **This item is complete.**
- g. Need to put out a Winter newsletter. Received the newsletter from Rose and will be included in the February statement.
- h. We have a new owner in 6 Judith Lane. Need to provide him with a welcome letter. **Completed.**

New business

- a. 7 Donovan has registered an issue with a large bush at 5 Donovan growing into the main power boxes. We will start by calling Eversource.
- b. Got a refund from Casella Waste Management for \$ 762.77
- c. Vote on board's officers for 2016. The officer were elected and the 2016 list is: President: Jerry Iacuzio; Vice President: Rose Crepeau; Treasurer: Jeff Katz; Secretary: Mariano Santangelo; Directors: Bob Mullaney; Shawn Goldthwaite and Gary Torrisi.
- d. A beaver or otter has been spotted near the culvert. We need to keep an eye on this.

The next meeting is scheduled for Jan 31, 2016 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.