

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 Robert Mullaney and William Hankey.

Meeting Minutes – The July 2012 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 \$47,216.69 and \$0 in undeposited condo fees.
2. **5** homeowners are now more than three months behind.
3. **3** homeowners are now more than six months behind.

B. Leans

1. The current liens are: on Wright Rd (17, 29), on Donovan Dr (1, 14, 15, 16, 17, 19) and on Judith Ln. (10)
2. Vacated leans: 26 Wright Road.
3. Need to be filed – Need to file a lead on 27 Wright Road.

D. Foreclosure Sales: 17 Donovan Dr – auction sale on Jan 14, 2011. Awaiting payment from sale of 26 Wright Road.

E. Small Claims court status: 17 Donovan Dr. defaulted on the case. Judgement in favor of BlissFarm. Next step, motion on periodic statements. 1 Donovan Dr. owner found in contempt and sent to jail, bail was set at \$1,645, this amount was directed to payments. Need to file claim on 17 and 34 Wright Road and 15 and 19 Donovan Drive.

F. Top 5 offenders: owe an approximate amount of \$8,850.

G. Reminder letters sent to 14 Donovan Dr., 10 Judith Lane sent a payment and asked to enroll in auto payment starting July. 14 Donovan made a \$750.00 payment.

The Treasurer's report was approved as submitted.

Old Business

- a. Taxes sent to Accountant for preparation.
- b. Landscaping on Rachel Ct by AOK – Completed.
- c. Haven't called the management company yet.
- d. New stops signs received and paid for.
- e. All empty houses lawns are being cut.
- f. New Bliss Farm sign ordered and paid for.

New business

- a. Review and approved the 2013 budget.
- b. Annual meeting set for September 29 at 4:00PM.
- c. Reviewed snow plowing contracts. Voted 4 to 3 in favor of A-OK.