

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 Board Members Shawn Goldthwaite, Steve Coppolo.

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 \$48,280.80 and \$1,553 in undeposited condo fees.
2. **3** homeowners are now more than three months behind.
3. **3** homeowners are now more than six months behind.

B. Liens

1. The current liens are: on Wright Rd (5, 17, 27, 28, 29), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated liens: None
3. New liens filed: None

C. Several houses on the market in the association: 9 Wright Rd (sale pending), 10 Wright Rd and 10 Donovan Dr.

D. Small Claims

1. **New files:** None.
2. **In progress:** 17 Donovan Dr. – Judgement in favor of Bliss Farm on May 14, filed for periodic payments. 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month. One of the residents at 28 Wright Road acknowledged they owned the amount we sued them for in small claims and has agreed to pay \$100/ month plus the \$115/ month condo fees. The agreement has been signed and will file it with the Court.
3. **Findings:** None

F. Top 4 offenders: owe an approximate amount of \$ 4,150.00.

G. Reminder letters: The lawyer will be sending a reminder letter to 17 Donovan Dr.

The Treasurer's report was approved as submitted.

Old Business

- a. Pittore Bros. Paving came and produced an estimate to repair the damaged roads. The bid includes cutting out bad areas, repaving them and hot seal the small cracks. Board approved the estimate.
- b. FHA Certification – Steve didn't have any updates.
- c. 7 Wright Road requested permission to take down some trees. We have requested they mark such trees so one of the association board members can check them before being cut. Jerry looked at the trees and gave the go ahead. The project has been stalled since they don't have the money to do it. No change.
- d. Jeff contacted Casella to find out if there is a cost to the garbage cans for the whole association. Jeff called a second time and still no results.
- e. Date set for annual yard sale and BBQ. Saturday July 19. Advertising will be put in the papers: Hippo, Derry News, Nutfield News. Steve will update the flyer to be sent in the monthly statement
- f. 22 Wright Road request for a deck improvement. It was approved by the board.

New business

- a. Discussed a letter sent by owner at 6 Judith Lane regarding issues with unleashed dogs that are left unattended. Board will communicate with the dog owner via the lawyer.

The next meeting is scheduled for August 10, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.