

The meeting was called to order at 7:35PM. 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 June 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 \$37,071.65 and \$0 in undeposited condo fees.
2. **10** homeowners are now more than three months behind.
3. 7 homeowners are now more than six months behind.

B. Liens

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 liens: None.
3. Need to be filed - None.
4. New liens to file: None.

D. Foreclosure Sales: 17 Donovan Dr – auction sale on Jan 14, 2011. Awaiting payment from sale of 26 Wright Road. Also waiting payment from sale of 28 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 6 offenders: owe an approximate amount of \$13,750.

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

The Treasurer's report was approved as submitted.

Old Business

- a. Taxes sent to Accountant for preparation.
- b. Still need to call management company for meeting.
- c. Pavement for Rachel Court completed and paid.
- d. Ordered and paid Wright Road and stop signs.
- e. Keep up of lawns on empty houses. All being taken care of.

New business

- a. Additional complain on 34 Wright Road for disturbance, noises very early in the morning. Police was notified.
- b. Landscaping on Rachel Court by AOK, has been notified and corrected.
- c. AOK service issue completed. Blamed on some scheduling software issue.