

The meeting was called to order at 7:33PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Members Robert Mullaney, 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 \$0.00 in undeposited condo fees.
2. **4** 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: 1 (sold) & 4 (sold) Donovan. New listing 10 Wright Rd and 10 Donovan

**D. Small Claims**

1. **New files:** 17 Donovan Drive, judgment in favor of Bliss Farm on May 14. If there are not payments by June 5, the lawyer will file for periodic payments.
2. **In progress:** 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 \$ 4,047.00.

**G. Reminder letters:** The lawyer will be sending a reminder letter to 17 Donovan Drive and 29 Wright Road.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Welcome packages to new home owners at 1 and 4 Donovan Drive. (will ask Rose to send them)
- b. We will need to get someone come in and assess the roads. Jerry will call Pittore to get an estimate.
- c. FHA Certification – Steve will contact a real estate agent to get more information on the process.
- d. 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.
- e. Jeff contacted Casella to find out if there is a cost to the garbage cans for the whole association. They will call him back.
- f. Date set for annual yard sale and BBQ. Saturday July 19. Advertising will be put in the papers in June. Initial announcement sent in the newsletter.

**New business**

- a. Jeff called AOK to get an estimate on the treatment of the sides of the roads to keep vegetation down and avoid bigger expenses. AOK will get back to him.
- b. 22 Wright Road request for deck improvement.
- c. 24 Wright Road residents (Mark and Kimberly Kyle) attended the first half of the meeting to discuss the issue with the truck and trailer business wrappings and the pile of wood and the splitter in their driveway. Mark requested a waiver keep the truck and trailer. The Board granted a 6 months period, Mark agreed and he communicated that at this time they are looking to either move or get a piece of land for the tree cutting business.

**The next meeting is scheduled for June 29, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.**