

BLISS FARM CONDOMINIUM ASSOCIATION

Board of Directors Meeting Minutes – May 2, 2010

The meeting was called to order at J. Katz house at 7:34 pm. Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Shawn Goldthwaite and Bob Mullaney.

Meeting Minutes – The March 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 account receivables were slightly down from last month and that the bank account was down up to \$ 9, 384.46
2. The account receivables balance is now \$18,028.98.
3. **10** homeowners are now more than three months behind.
4. **8** homeowners are now more than six months behind.

B. Aging accounts

1. Jeff reported that the homeowner at 1 Donovan Drive has not sent a payment since Feb 28. We are filing a contempt paper work.
2. Jeff reported that the homeowner at 26 Wright Rd. up to date of the commitment.
3. Our lawyer still trying to pursue a hearing to recovery the money not recovered from 16 Donovan.
4. We have not received a check from 10 Judith Ln. A motion for periodic payments has been signed and the action is in the court for action. We are getting a contempt of court.
5. The house at 32 Wright Rd has been given to the bank under Chapter 7. A lien on the property has been placed. We have the right to \$600.00.
6. 16 Wright Rd. The house has been sold and closed on April 29. \$2,323.92 were written off in bad debt and we'll go after in small claims.
7. The homeowner at 29 Wright Rd. has informed that their entire tax return of \$1,200 will go to pay back condo fees. No check has been received yet.
6. There are currently five homeowners who are over ten months behind in their condo fees. These five homeowners account for approximately \$12,390 of owed monies.

C. Leans

1. There are currently 7 liens taken out on homeowners for nonpayment. They are as follows: 32 Wright Rd updated, 1 Donovan Dr, 16 Wright Rd updated, 14 Donovan Dr updated, 17 Wright Rd, 26 Wright Rd, 1 Rachel Ct and 10 Judith Ln. The lien for 16 Wright Rd has been voided.
2. No liens have been vacated due to payment received.

3. A new lien has been placed for 29 Wright Rd (on hold until we receive their check).

D. Small Claims court status – A motion for payment on 16 Donovan and 10 Judith Ln were filed.

E. Our lawyer is starting the following new small claim cases: 16 Wright Rd., 29 Wright Rd., 14 Donovan Dr., 17 Donovan Dr., 32 Wright Rd. and 17 Wright Rd.

F. There are three homes currently under foreclosure sales. 26 Wright Rd, 1 Rachel Court (received condo fees and 6 months in advance), and 32 Wright Rd are currently under foreclosure agreements. Got a call from the real estate agent for 16 Wright Rd requesting a statement on amount owed. 16 Wright Rd's sold on and closed on April 28. Bank would only pay for foreclosure date of Feb 15..

The Treasurer's report was approved as submitted.

Old Business

1. **Signs:** A request was made to repair the stop sign on Judith and Wright.
2. **Status** on Kevin York on BOD. Still working and went around knocking on door of people we still need to verify for garbage disposal.
3. **Database:** Database is still not complete.
4. **Garbage Disposals:** The board is currently in the process of checking out whether homeowners are using garbage disposals in their residences. All the letters to houses not sent have been sent. The process is about 80% complete. A report on garbage disposal was presented by Mariano.
5. **Septic turnoffs:** a letter needs to go out to our lawyer to check status on this issue.
6. **Taxes:** were sent to the accountant.
7. Guard rails will be installed on Wright Rd. on the edge of each pond.
8. Street sweeper paid and the work was completed on April 20.
9. There will be no brush pick up this year.

New Business

1. Discussion was started on what to do when banks don't pay what is owed. Research "super lien".
2. It was decided to file a lean on the property after 4 months of non payment and after 6 months the home owner will be taken to small claims court.
3. Clean up and trash pick up day is set to Sunday May 23rd.

The next meeting is scheduled for June 6, 2010 at 7:30PM at J. Katz's home.

Respectfully submitted by Mariano Santangelo, Secretary.