

The meeting was called to order at 7:32PM. Officers/Directors in attendance were Treasurer Jeff Katz, Vice President Rose Crepeau and Secretary Mariano Santangelo and Board Members Robert Mullaney, Steve Coppolo and Shawn Goldthwaite.

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 \$42,972.37 and \$0.00 in undeposited condo fees.
2. **6** 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 & 4 Donovan

D. Small Claims

1. **New files:** 17 Donovan Drive.
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 \$ 3,240.00.

G. Reminder letters: 27 Wright Road has paid and has a negative balance. The lawyer will be sending a reminder letter to 17 Donovan Drive

The Treasurer's report was approved as submitted.

Old Business

- a. Rose sent welcome packages to three new home owners.
- b. We will need to get someone come in and assess the roads.
- c. FHA Certification – Inquired by 4 Donovan Dr realtor. Steve called and got the right forms to fill out.
- d. Complain about dog at 6 Donovan Drive. Dog off the leash attacked a dog being walked by its owner with a leash on. The Animal Control Officer has been called. The officer will give permission to patrol the neighborhood.
- e. 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.
- f. Newsletter for Spring: dogs, fences, pools, trampolines, clean up and Summer Cookout date.
- g. Jeff will contact Casella to find out if there is a cost to the garbage cans for the whole association.

New business

- a. Date set for annual yard sale and BBQ. Saturday July 19. Advertising will be put in the papers in June. Initial announcement will be in the newsletter

The next meeting is scheduled for June 1, 2014 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.