

The meeting was called to order at J. Katz house at 7:30 pm. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and Randy Hoidalh.

**Meeting Minutes** – The September 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 \$15,071.06 and \$125 in undeposited condo fees.
2. **10** homeowners are now more than three months behind.
3. **6** homeowners are now more than six months behind.

**B. Liens**

1. The current liens are: 32 Wright Rd, 1 Donovan Dr, 14 Donovan Dr, 17 Wright Rd, 26 Wright Rd and 10 Judith Ln.
2. Vacated liens – 32 Wright Rd. (Bank of America paid back fees and are now ahead).
3. New lien is needed for owner at 15 Donovan Dr and 29 Wright Rd.

**D. Small Claims court status** – 32 Wright Rd. is the only one still in progress.

**E. Foreclosure Sales:** 17 Donovan Dr – foreclosed on July 14.

**F. Top 5 offenders:** owe an approximate amount of \$11,600.

**G. Reminder Letters:** sent to homeowner of 29 Wright Rd., 15 Donovan Dr. and 17 Wright Rd.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Database: Database is still not complete.
- b. Filing System: no updates.
- c. Investigate "super lien" – in process with our lawyer.
- d. Dogs letters were sent out by Randy. We haven't received any kind of feedback.
- e. Election is December need to fill 3 slots. The members up for election are: Jeff Katz, Kevin Yorke, Randy Hoidalh and Bill Hankey. New candidate: Rose Crepeau of 1 Rachel Court. The ballot will go out with the statement due back on December 31. A brief candidate resume will be posted in the website.

**New Business**

1. The letters with complains about noises next to 36 Wright Road were discussed. Jerry to the parents of the responsible party. It was decided to communicate that next time this happens the police should be notified.
2. Received a request by the Fire Department for a sign on the street for the houses on 12, 14 and 16 Wright Rd. The sign will be ordered and installed.
3. Received a request from 1 Donovan to install porch. Will communicate that if the porch is the same form, fit and function, the board has no objection.
4. Winter Newsletter will go out asking to pull back basketball nets, not to park in the street and not to shovel snow back to the streets.
5. It was informed that 24 Wright Rd will now pay by a trust bank.

**The next meeting is scheduled for December 5, 2010 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.**