

The meeting was called to order at 7:31PM. Officers/Directors in attendance were Treasurer Jeff Katz, Secretary Mariano Santangelo and directors Bob Mullaney and William Hankey.

Meeting Minutes – The July 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 \$24,479.84 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. Small Claims court status – Will start filing action on 16 Donovan Dr. Filed Small Claims and Contempt on 1 Donovan, Hearing for 29 Wright Road on Jan 4, 2012

E. Foreclosure Sales: 17 Donovan Dr – auction sale on Jan 14. 32 Wright Rd. to make sale on July 7. 12 Donovan is set up for August 3, 2011 (up to date on condo fees). 29 Wright Rd set for July 14, 2011.

F. Top 6 offenders: owe an approximate amount of \$15,100.

The Treasurer's report was approved as submitted.

Old Business

- a. Still trying to hook up with bank for automatic deposit and credit card payment for condo fees. Meeting set for Wed Nov 9 to sign contract and set up account. A letter to the association will be sent out to inform about this option. Fees will be \$5 per month for credit card and \$1 per month for direct deposit.
- b. Snow plowing contract bids for 2011-2012 season not required as we have the second year of our contract with Angerami. AOK did submit a bid.

New business

- a. Clean up from the storm was done by Angerami right after the storm and 5 days later with chipper.
- b. The Winter newsletter is in the works.
- c. We decided to set up a fee to real estate agents and title companies for quick turn around on paper work.
- d. New owners: 3 Wright Road, 32 Wright Road, 2 Judith Lane, 6 Donovan Drive.