

The meeting was called to order at 3:00PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Members Steve Coppolo and Shawn Goldthwaite. Only 2 residents participated in the Annual meeting.

Meeting Minutes – The minutes were read and approved. (prior to Annual Meeting)

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 \$28,908 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, 34), on Donovan Dr (1, 2, 14, 15, 16, 17) and on Judith Ln. (10)
2. Vacated liens: None.
3. New liens filed: None

Current Issues discussed with residents present

- a. Need Board permission for outside projects (trees, paint, fences). Including repair of property
- b. Automatic deposit and credit card payment for condo fees with Citizens Bank
- c. Dogs
- d. Little kids playing in the streets
- e. Late night parties
- f. Speed bumps
- g. Snow plowing
- h. Parking on streets in the Winter. Cars will be towed.
- i. Septic
- j. Elections – term up this year: Jerry Iacuzio, Robert Mullaney, Mariano Santangelo, Shawn Goldthwaite
- k. Continue to win all small claims court cases
- l. We are currently at 9.4% delinquency rate on Condo Fees which helps with loans and refi's. It's not a good sign if we go above 15%
- m. Web site with information, please use it
- n. Accomplishments: clear sides of Wright Road, beaver trapping, street repair, new sign (vandalized shortly after installing it)
- o. Condo Fees will not be increased next year.

The next meeting is scheduled for December 8, 2013 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.