

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Treasurer Jeff Katz, Secretary Mariano Santangelo and Board Members Steve Coppolo and Bob Mullaney.

**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 \$25,834 and \$345.00 in undeposited condo fees.
2. **7** homeowners are now more than three months behind.
3. **4** homeowner is 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: 19 Donovan, house sold to McCabe/Descoteau.
3. New liens filed: None

**D. Foreclosure Sales:** 1 Donovan Drive on November 2013.

**E. Small Claims court status:** 15 Donovan Dr has signed (July 2) a payment schedule: \$215.00 per month; 2 Donovan Drive has signed (July 25) a payment schedule agreement: \$190.00 per month. No payments has been received from 2 Donovan Drive and only \$115 from 15 Donovan Drive.

**F. Top 6 offenders:** owe an approximate amount of \$3,550.

**G. Reminder letters:** None.

The Treasurer's report was approved as submitted.

**Old Business**

- a. Discussed letters sent by lawyers on property in need of repair. The repairs on 32 Wright Road have been completed. 1 Donovan was granted a 30 day extension.
- b. Discussed status on letter to address children on the road. Will send one this week.
- c. AOK will be spraying along the road sides of Wright Road to control weeds and poison ivy.
- d. Discussed status on communications sent by owners on 36 Wright Road.
- e. Current owner projects: 32 Wright Road completed work, 22 Wright Road removed fence, 1 Donovan Dr painted garage doors.

**New business**

- a. Discuss actions on damaged to Bliss Farm sign. Tabled. Rose not present.
- b. Discussed issue between 10 and 18 Wright Road. Will email 10 Wright Road with an answer.
- c. Received request from 4 Wright Road to install solar panels on the roof. No decision reached, request more information about the layout and finished look.
- d. Noticed some police activity (3 cars) at 1 Donovan on Sept 28.
- e. Set date for Annual meeting, 3PM on Nov 17.
- f. Elections. Jerry, Bob, Shawn and Mariano terms are up.

**The next meeting is scheduled for November 17, 2013 at 2:00PM. Respectfully submitted by Mariano Santangelo, Secretary.**