

The meeting was called to order at 7:30PM. Officers/Directors in attendance were President Jerry Iacuzio, Vice President Rose Crepeau, Treasurer Jeff Katz, Secretary Mariano Santangelo and Directors Bob Mullaney and Gary Torrissi.

Meeting Minutes – The minutes were read and approved.

Treasurer's Report (J. Katz) – A thorough Treasurer's report was provided, with the following specifics:

1. Jeff reported that the bank account was up to \$35,840.81 and \$0.00 in undeposited condo fees.
2. **9** homeowners are now more than three months behind.
3. **4** homeowners are now more than six months behind.

Leans

1. The current liens are: on Wright Rd (5, 9, 17, 27, 28, 29,34), on Donovan Dr (2, 14, 16, 17) and on Judith Ln (10)
2. Vacated leans: None.
3. New liens filed: none

Small Claims

1. **New files:** None.
2. **In progress**
 - a. 17 Donovan Dr. – Lawyer filed contempt papers online on November. Didn't pay anything in December or January.

Top 9 offenders: owe an approximate amount of \$8,040.00.

Reminder letters: Sent letters to 29 Wright Road and 5 Wright Road.

21 members out of 65 did not make a payment this month. That is 32%!!!

The Treasurer's report was approved as submitted.

Old Business

- a. 22 Wright - Addition is under construction outside almost complete, still working inside.
- b. Travelers Insurance forms have been completed and premiums paid.
- c. Discussed situation between neighbors at 34 Wright Road and 36 Wright Road. (cont.)
 - a. Paid the surveyor who is working on the final drawing. It will be delivered to the lawyer.
 - b. Lawyer is preparing a letter for the parts involved to explain limited common land and common land boundaries. There is a 3 -5 foot segment at the top of the paved driveway that is common land. The association will offer to physically mark that boundary if the parts involved in the dispute are willing to pay for it.
- d. 10 Donovan sewer pipe breakage. Kent was called back as there was some leakage around the pipe.
- e. Winter newsletter will be included in the February statement.
- f. 7 Donovan has registered an issue with a large bush at 5 Donovan growing into the main power boxes. We will wait till the Spring and ask the landscaping company to take a look.
- g. Board of Directors and officers will remain the same for 2016 with the addition of a new member.

New business

- a. Got Crime policy from USI Insurance Services and have sent a \$320 payment.
- b. Association taxes will go to the accountant the first week of February.

The next meeting is scheduled for March 6, 2016 at 7:30PM. Respectfully submitted by Mariano Santangelo, Secretary.