

BLISS FARM CONDOMINIUM ASSOCIATION

Meeting Minutes – March 3, 2024

The meeting was called to order at 7:30PM (online). Officers/Directors in attendance were President Jerry Iacuzzio, Treasurer Jeff Katz, Vice President Brianna Rich, Secretary Mariano Santangelo and Directors Bob Mullaney and Ethan Gorush.

Liens Current: Wright Rd (5, 26, 28) Judith Ln (10) Donovan Dr (16) **Vacated:** None **New liens filed:** None

Small Claims New: None

In progress: None **Findings:** None

Top offenders: Rick- \$560; Urizandi - \$420; Silva - \$420

Reminder letters and current action: Scheibert, Hilfiker, Obimba, Mears and Ramirez sent by PPM. All yielded payment. PPM will be sending letters to Urizandi, Rick, and Silva this month.

We have 30 people signed up for direct withdrawal.

11 individuals out of 65 did not make a payment this month.

Real Estate Listings: None **Sold:** None **Refinance:** None **Foreclosures:** 22 Wright Rd

Old Business

- A. Roger requested a 'private road maintenance agreement' needed by their Mortgage company. Ask our lawyer if we had one and we do not. This is something required by FHA loans. Our lawyer is going to talk to the Mortgage company and see if the wording in the Condo Documents satisfy the requirement. If not, they will draw one up and register it. Some of the cost will be passed on to Roger's mortgage company
- B. Septic Field behind 6 Wright is leaking - Called Kent - they're going to replace the pump. Updates to follow. - This has become a major issue
- C. Need to find someone to come in and seal the cracks in the roads - Checking with Cooper in Chester with postpone until next spring
- D. Wright Road sign at Adams Pond. Bob picked it up and is holding it until the work is complete. Bob also has the new new sign to put up on area 12,14,16 Wright.
- E. Lawyer sent a letter to 3 Wright about unregistered vehicle followed up with Lawyer on next step
- F. Increased the monthly payments to Kent to \$1500 starting 1 Jan 24
- G. Sent Gary the new information from USI as how to obtain a certificate of Insurance.
- H. Posted new schedule for septic tank pumpings on the website
- I. Posted new Garbage & Recycle schedule received and posted to website
- J. Question by Joe Currie of why we don't have LED street lights. Maybe we should have Joe call Eversource since he is an electrical contractor. Did anyone contact him about working with Eversource on new lights?

New business

- K. Review and approval Trophy Proposal for Common Land Maintenance
- L. Approval for removal of 8 White Pines at 7 Judith Lane.
- M. Need to put the animal contract officer number on our website. The association does not remove dead wildlife.
- N. Credit Card Security Policy

Next Meeting April 7, 2024 @ 7:30pm

Respectfully submitted by M.Santangelo, Secretary.