

PARSONS POND CONDO ASSOCIATION  
ANNUAL BUDGET MEETING  
December 21, 2023  
6:00 p.m.

**Board Attendees:** Rich Abramson (President), John Romei (Vice President), Susan Trusiani (Secretary), Terri Colon (Property Mgr), Bruce Roberts, Preston Robison.

Fourteen owners were present.

Rich called the meeting to order at 6:00 p.m. and welcomed everyone. Each owner introduced themselves and Rich welcomed Tom Price who is the new owner of 20 Parsons Pond Drive.

**New Business:**

◆◆ **President's report:**

Rich thanked Thrity and Sharod Saraf for their donation of a sound system that amplifies speakers' voices.

He also thanked those who volunteered for the Helping Hands project, which lists residents who can help with minor maintenance (e.g. changing batteries in smoke detectors). Tony Segretario will keep the list available and update as needed.

Rich asked about interest in a CPR course for owners and will follow up on this.

Faith Johnson has volunteered to chair pickle ball/tennis court activity.

Rich presented a gift from the board to property manager Terri Colon.

◆◆ **Property manager report:**

Terri reported about replacing roofs and skylights that are more than 10 years old. She also emphasized the need to observe parking and visitor parking rules.

The first half of the assessment to pay for the pool upgrades has gone well with 40 owners paid in full and 8 others on a payment plan.

◆◆ John Romei, chair of the **pond committee**, reported that the pond has been quiet and signs are posted to keep people off the ice when it freezes.

◆◆ Preston Robison said that the **pool committee** would meet with the landscaper in January. Many of the existing, mature plants will be reused.

◆◆ **Buildings and Grounds:** Bruce Roberts praised residents for checking on each other during the recent blackout. He noted that residents should not flush toilets, run washers or dishwashers, etc. during blackouts because our septic system is powered by electricity and will malfunction.

After non-performance, CR was fired from the siding replacement project and Bob Milliken's son's company completed the work.

Preston Robison volunteered to assist Bruce with buildings and grounds in lieu of Sean McCarthy.

♦♦**Welcoming committee**: Mary Ann Shupe reported that the committee is functioning well and plans are in place to bring people together in the future.

Rich called for approval of the December 19, 2022 minutes. The motion passed.

He updated owners about **foreclosure proceedings** against the owner whose debt to the association now totals approximately \$80,000. This includes non-payment of HOA fees, legal costs and a neighbor's suit against him for damages. This is not likely to reach the courts for adjudication for a year due to their heavy schedule

Rich called for a vote on the 2024 budget. It was approved by a unanimous vote of those present and proxies.

The meeting was adjourned at 7:20 p.m.