

Bromley Village Association Board Meeting Tuesday, April 4, 2023

Call to order 7:05PM

Board members present: Sandy Pangburn, Gary Fishkin, Liz Lowy, Dana Gottsegen, Matt Walsh, Skip Omasta, and John Moriarty. Absent Bill Cariste and Sandi Finley. Members present: Jack Ready, Dick Gregor, Ian Lui, Tara Arensdorf, Matt Steinberg.

Sandy led a discussion of the current outstanding balances of two members and the resolutions in the meeting agenda (copy attached hereto) to commence foreclosure on Mathew Steinberg and Jon Sullivan.

Mathew Steinberg, present on the call, had a couple of complaints regarding the ease of use of the CSM online payment system but said that he had paid his dues today April 4, 2023. He also said that the reason he hadn't paid his dues is that there was an issue with water damage related to a neighboring unit and he said that the BVA wouldn't fix it because of the money he owed. We discussed that he may be confusing Bromley Property Services with Bromley Village Association. The BVA would not be involved with a matter between 2 units in the Birches Association. Matt said the payment he made was \$6,703.84 which is about \$500 less than his current outstanding balance. Since Sandy was unable to confirm that the payment had been made, the board discussed that if a payment had been made reducing the outstanding balance to about \$500, the board would hold off on commencing foreclosure. If the payment did not go through, then foreclosure would commence.

The board discussed the payment plan with Jon Sullivan. As of the date of the meeting Jon's check had not yet arrived but Jon had sent an email to Sandy with an attachment showing postage on 3/31/2023. The board discussed holding off on commencing foreclosure provided Jon makes the installments to which he agreed.

In a motion made by John Moriarty and seconded by Skip Omasta, the board unanimously voted to hold off on foreclosure on Matt Steinberg provided that his payment was in fact made and his balance was reduced to \$500 and the board unanimously voted to hold off on foreclosure on Jon Sullivan provided that he adheres to his payment plan.

With no new business motion to adjourn made by Matt Walsh, seconded by Skip Omasta. Passed 7-0 and the meeting was closed at approximately 7:35.

Minutes by Sandy Pangburn



Bromley Board Meeting
AGENDA
Tuesday April 4, 2023 at 7:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82385612427?pwd=MGVKWTJTSGNTZzZpejFFMDBLMTBnQT09>

Meeting ID: 823 8561 2427

Passcode: 148141

One tap mobile

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1. Establish a quorum of the board and call meeting to order
2. No Minutes to approve at this meeting. Minutes will be approved at next board meeting, April 18, 2023.
3. Whereas all available means of collection have been exhausted, resolution to commence foreclosure action for unpaid BVA dues of \$7,139.60 on property at 21 Birches Way A1 owned by Mathew Steinberg of Lafayette, NJ. All additional late fees and legal and administrative costs of foreclosure shall be paid by Mathew Steinberg.
4. Whereas Jon Sullivan has requested and the BVA board has agreed to an installment payment plan for his outstanding balance of \$4,331.69 and whereas each payment is due the last business day of March, April and May 2023, and whereas Mr. Sullivan has agreed that he will make is June dues payment of \$900 on or before the last business day of June 2023 and further whereas, if Jon Sullivan misses a payment under the agreed upon payment plan, since all other available means of collection have been exhausted, therefore
 - a. Resolution to commence foreclosure action for any remaining unpaid BVA dues on property at 388 Ethan Allen Trail Chester House H2 owned by Jon Sullivan of Northboro, MA. All additional late fees and legal and administrative costs of foreclosure shall be paid by Jon Sullivan.
5. New business
6. Adjourn