



February 18, 2021

Mr. Andrew Bevilacqua, P.E.  
Town of North Haven  
5 Linsley Street  
North Haven, CT 06473

Dear Andy:

You and I have spoken on several occasions regarding issues related to our Community. In all these instances you have been extremely helpful.

At this time, I am writing to advise you that while the guardrail system has been installed, the balance of the outstanding items on the development "punchlist" have not been resolved. One item deals with drainage issues, primarily behind unit #18. Mr. Vigliotti has advised that he will stop in the spring to look at this. A second item involves the reimbursement from Mr. Vigliotti to the Association in the agreed upon amount of \$866.86. While this check has been promised for months, as of this writing we have not received anything.

Third, a new issue has arisen with respect to payment for the cost of snow removal services performed prior to the transfer of ownership of the Community from developer to the Association on February 1, 2018. Apparently, Mr. Vigliotti hired Mazzarella Construction, Inc. to perform snow removal services at the Community for the 2017-18 winter season, and Mazzarella has demanded payment in the amount of \$21,360.40 for those services, which were performed between December 8, 2017 and April 2, 2018, from the Association.

Mr. Vigliotti has taken the position that he is not responsible for payment for the services performed prior to the February 1, 2018 transition, the cost of which amounted to \$11,762.31. His counsel has advised that had Mr. Vigliotti paid Mazzarella for the services performed between December 8, 2017 and February 1, 2018, he would have transferred less cash to the Association upon the February 1, 2018 transition. Since the Association received only approximately \$1,200.00 at the time of the transition, the Association finds the developer's position unreasonable, and untenable. Clearly, the

disputed sum is not insignificant, and the Association wishes to see this issue resolved to the satisfaction of all concerned.

Therefore, at this time we request that the Town hold off on the release of the remaining construction bond currently being held, as well as the inland wetlands bond, until the items identified have been fully resolved to all parties' satisfaction.

On behalf of the Summer Wind Estates homeowners, I appreciate your consideration of this request.

I am available to speak with you should you have any questions or want to discuss this matter further.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Tom Roberts". The signature is written in dark ink and is positioned to the left of the typed name.

Thomas Roberts

President, Summer Wind Owners Association