

THE FAIRWAYS AT TORRINGTON
ANNUAL UNIT OWNERS' MEETING
TUESDAY **OCTOBER 20, 2015**
837 CHARLES STREET

CALL TO ORDER:

Meeting was called to order by Robin Rodger, President, at 7:00 p.m.

PRESENT:

Robin Rodger, President; Connie Hall, Vice President; Paul Summers, Treasurer; Maryann Delay, Secretary; Association Attorney Franklin Pilicy; Richard Famiglietti and Theresa Sherwood of CM Property Management. Sign-in Sheet was accepted Roll Call. Absent: Lynn Rice Scozzafava, Director.

MOTION made by Unit 130 to dispense with reading of 2014 Annual Minutes, second by Unit 88, motion carried.

MOTION made by Unit 130 to approve 2014 Annual Minutes as presented, second by Unit 88, motion carried.

OPEN SESSION:

Atty. Pilicy stated unit owners wishing to comment would be limited to 3 minutes. Unit 134 commented on the size of the speed limit signs and No Trespassing signs. Unit 13 questioned if the decks on Bldg 4 were going to be repaired. R Famiglietti stated they will be looked at in the spring of 2016. Unit 88 asked when her deck would be power washed and stated her lilac bush was cut back. Another unit owner suggested she place a sign at the lilac –do not cut back. The deck will be looked at in the spring/summer of 2016. Unit 87 read a letter to the Board re: appearance of common buildings, a copy will be submitted to CM Property Management. Unit 49 stated the siding around her slider has not been replaced. CM will follow up on this issue. Unit 65 would like information re: the new fire code provision pertaining to grills at condominiums. Atty. Pilicy requested owner contact him or Property Manager for details.

REPORTS:

R Rodger stated the Board has signed a two-year contract with CM Property Management for a cost of \$33,048 annually, noting CM Property will have held their price for three consecutive years.

The Board has signed a two-year contract with Harwinton Paving to snow plow at an annual cost of \$70,000 per year.

R Rodger on behalf of the Board, thanked Unit 65, Lee Murphy, for volunteering to plant flowers at the main entrance, a thank you to Unit 121, Patti Triggs, for volunteering in arranging the tag sale, and a "Thank You" to all unit owners who take pride in their property.

T Sherwood reviewed the financials. She reported on the ice dam damages, minor pavement repairs, mulch, tree removal and deck/dumpster staining. The Association is FHA approved. P Summers announced there is a website for The Fairways that owners can go to for information. The Rules were amended this year. Copies can be printed from the website or a hard copy can be obtained from the secretary or treasurer.

T Sherwood announced anyone who is leaving their unit in the wintertime, keep their heat at 62 degrees to prevent pipes freezing and/or other issues. Have someone check your unit and inform management. Atty. Pilicy stated if you are aware of a vacant unit, let someone on the Board or management know so the Association may be able to arrange to keep the heat on.

D Famiglietti of CM Property Management took the opportunity to thank the Board and Unit Owners for having placed their trust in CM. He stated it is a pleasure working with The Fairways and appreciates “the team effort”.

ELECTION OF BOARD MEMBERS:

Atty. Pilicy announced there are three 2-year-term positions that are open. Paul Summers is seeking to run. His name will be placed in nomination. Atty. Pilicy asked for other nominations from the floor. Lina Della Donna nominated Lee Murphy, she accepted. Robin Rodger was nominated, he declined. Helen Finello was nominated, she declined. Lee Murphy nominated Mary Winslow, she accepted. Robin Roger nominated Paul Zeller, he accepted. Atty. Pilicy stated all three positions elected to the Board tonight would be two-year terms. Paul Summers, Lee Murphy, Mary Winslow and Paul Zeller expressed why they would like to be elected to the Board.

Paul Summers, Lee Murphy and Paul Zeller were elected to the Board for two-year terms, 2015 to 2017.

BUDGET:

P Summers reviewed the budget. Monthly common charge remains \$240 with \$15 detached garage fee. There is a two-year contract in place with CM Property Management, no increase in cost. Harwinton Paving and the Board has signed a two-year snow plowing contract. There was a slight increase from \$67,000 to \$70,000 annually for the next two years. Additional snow removal was budgeted for \$10,000. Insurance cost slightly decreased, but anticipate an increase in premiums when policy expires in August 2016. Continue contribution to Reserves will remain at \$67,429 and separate Reserves for garages remain at \$2,040.

MOTION was made by Unit 130 to accept 2016 Budget, second by Unit 95. Motion carried. Budget is ratified.

COMMENTS:

Unit 2 had concerns with “clumping of salt” that was put down this past winter. Management will discuss the issue with Harwinton Paving.

Paul Summers took the opportunity to thank the departing board members, Robin Rodger and Lynn Rice Scozzafava for a job well done. They both worked very hard and they will be missed.

ADJOURNMENT:

MOTION made by Unit 130 to adjourn at 8:10 p.m., second by Unit 91. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary