

THE FAIRWAYS AT TORRINGTON

ANNUAL UNIT OWNERS' MEETING

837 Charles Street

OCTOBER 20, 2021 WEDNESDAY

CALL TO ORDER:

The Annual Unit Owners' meeting was called to order by P Summers, President, at 6:15 pm.

Present: Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas. and Tim O'Neil of CPM. Absent: Adam Sycz, Dir.

Sign-in Sheet was accepted Roll Call, along with Unit Owners via ZOOM.

OPEN SESSION:

MOTION made by P Summers to approve October 15, 2020 Annual Minutes as presented, second by C Hall. Motion carried.

COMMENTS FROM THE FLOOR:

Unit 45 questioned the paving. Tim explained Roadmaster Paving will start on lower level of complex October 25th, at Berkshire Oval dumpster around to Spyglass Ct. Next portion will be on upper Rockledge Loop, parking areas between Bldgs 5 and 6, between Bldgs 7 and 8, between Bldg 8 and garages, and small portion of Rockledge on the down curve.

ELECTION OF BOARD MEMBERS:

Tim announced there are three 2-year-term Board of Director positions open. Three people seeking election are Paul Summers, Donna Groccia-Lubik and Gina Profita. No one on the floor sought to be elected. Ballots were turned in and counted. Paul Summers, Donna Groccia-Lubik were re-elected and Gina Profita was elected to the Board of Directors. Each will serve a 2-year term beginning 2021-2023.

BUDGET:

Tim reviewed the 2022 Budget.

MOTION made by M Delay to approve 2022 Budget, second by C Hall. Motion carried.

Paul announced the budget could not be rejected because a majority of unit owners would have to be present to vote down the budget.

The condo fees will remain \$265 monthly, and those with detached garages will remain \$15 extra monthly.

COMMENTS FROM THE FLOOR:

Unit 131 commented on way cars park and dumpster locks. Paul stated the parking rule says "Residents are requested.....". It does not state "shall" for way cars are parked. The Association will try stronger locks on dumpsters. Unit 99 commented on bear situation at Baltic Rd dumpsters and the solar light not working on Bldg 15. The Board is aware of bear situation and a work order to fix

solar light on Bldg 15 will be made.

Paul reported the Association upgraded the central monitoring systems in the five common buildings. The alarm will go directly to the Fire Department. Road paving project for 2021 will begin October 25. They will begin at lower Baltic Rd and Berkshire Oval to Spyglass Ct area. Next, sections of upper Rockledge Loop area. Deck floors were replaced on Building 15. Drainage issues were corrected on St Andrews Close. Some owners have replaced their windows thus improving the appearance of the complex.

Paul reminded owners to be careful during the winter. Hopefully, we'll get through the winter and get the risk rating a little lower and bring down the insurance premium.

ADJOURNMENT:

MOTION made by M Delay to adjourn at 6:38 pm, second by C Hall. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary