

The Fairways at Torrington
Annual Unit Owners Meeting
Monday, October 3, 2011
PSams/Chatterley's

Call to Order: The Unit Owners meeting was called to order at 7:20PM

Present: Paul Zeller, President; Richard Morin, Vice President; Helen Finello, Secretary; Stacey Munson, Director; Connie Hall, Director and Jennifer Feiman, Property Manager

Business Lee Murphy, Unit #65 noted an error on the 2010 Annual Unit Owners Meeting minutes. Under Budget: Common fee should be \$185 not \$184.
Motion made by Robert Jones, Unit #130 and seconded by MaryAnn Delay, Unit 91 to dispense with the reading of the 2010 Unit Owners Meeting Minutes. Motion carried.

Lee Murphy also noted that the term limits for Connie Hall, Richard Morin and Stacey Munson were incorrect. Terms end in 2012 not 2013. Correction was noted.

Election First order of business was the election of 2 new board members. Term was up for President, Paul Zeller and Secretary, Helen Finello.

Nominations were taken from the floor: MaryAnn Delay, Unit #91 made a motion to nominate Paul Summers, Unit #69, seconded by Lee Murphy, Unit #65.
Mary Winslow, Unit #88 made a motion to nominate Patricia Jacob, Unit #80, seconded by George Foster, Unit #86.
Stacey Munson, Unit #118 made a motion to nominate Paul Zeller, Unit #95, seconded by Rich Morin, Unit #151
Rich Morin, Unit #151 made a motion to nominate Helen Finello, Unit #93, seconded by Stacey Munson, Unit #118.

Voting commenced and ballots were collected and counted by Patricia Fontana, Unit #116 and Mary Ann Pangillinan, Unit #114.

New Board members elected were Paul Summers and Patricia Jacob.

Issues Several unit owners raised questions on the repairs done by Kevin Trumbull regarding this past winter's storms (snow & ice). Some unit owners felt the repairs were not complete and were not done in a timely

manner. Board will contact each individual unit owner with an issue and then schedule a meeting with Kevin Trumbull to determine what was not done and still needs to be done.

Unit owners also asked about gutter cleaning. Schedule for late Nov. early Dec.

Unit owners questioned why the Fairways is no long FHA approved and how we can become approved for 2012. Because the Fairways did not meet certain criteria, our complex was not eligible. This was due to insufficient funding in our capital reserves fund. We needed 10% and only had 8%. Without and increase in common fees and a special assessment to fund our reserves, it is expected we will not meet the criteria in 2012.

Budget

Unit owners were asked to vote on the proposed budget for 2012. A Common Fee increase of \$15 a month from \$185 to \$200 and monthly Special Assessment of \$60 was proposed. Unit owner were given ballots to cast. Yes to Approve; No to Reject. If budget proposal is rejected, then the board will meet again to propose a new budget. Another Unit Owners meeting will be called for a vote to accept or reject the budget.

Voting commenced and ballots were collected and counted by Patricia Fontana, Unit #116 and Mary Ann Pangillinan, Unit #114.

By a vote of 88 to 29 the proposed budget was Rejected.

Adjournment: Motion was made by Stacey Munson and seconded by Rich Morin. The meeting was adjourned at 9:00PM