

The Fairways at Torrington
Board of Directors Meeting
Wednesday, April 13, 2011
151 Cypress Ct

Present: Richard Morin, Vice President; Helen Finello, Secretary; Stacey Munson, Director; Connie Hall, Director, Absent: Paul Zeller, President. Also attending: Unit owner Lee Murphy, 65 Rockledge Loop, Bldg. 9

Call to Order: The Board of Directors meeting was called to order at 6:04PM

Minutes: Reading of minutes from our March 16, 2011 board meeting was waived. Motion made by Rich Morin, seconded by Connie Hall.

Business: Lee Murphy asked to be heard on an issue she had in her unit. Because of the many winter storms, her unit #65 incurred massive water damage. Her floors had to be replaced (work was done by Kevin Trumbull) and her ceilings had to be painted. She felt that some of the damage could have been avoided if the attic in her unit and the building were better insulated. She also felt that the cold air return in the building need to be better vented. She suggested to the board a roofing expert be hired to look at all the building attics to determine if there is sufficient insulation. Lee also stated the water damage has caused the entry way in her building #9 to produce mold which needs to be cleaned and painted. Lee also observed that the gutters above the detached garages of #5-8 are bent and the water runs over them causing to water to seep onto the inside of the garage floors.

Lee Murphy also reported the cleaning done by the Merry Maids group was excellent

Old Business: Fran DuCotey, Lawn Service .attended our board meeting at 6:51PM The board asked him to attend regarding his 2011 Law Service contract. Mr. DuCotey provided the board with a list of all the services that are in his current contract with expires in Dec. 2011. We asked Mr. DuCotey about providing additional services, such as cutting back branches and brush from the roads. Mr. DuCotey suggested we contact Harwinton Tree Service, Glenn Bradley for his recommendations and cost. Mr. DuCotey will contact Mr. Bradley on the board's behalf to make the introductions. Board VP, Rich Morin will then contact Mr. Bradley to discuss his services.

Stacey Munson, Director will contact Jennifer Feinman to add the specs Mr. DuCotey provided the board to update Ducoty's Lawn services contract

New Business: Kathryl Deary, Bldg 9 reported that her dryer vent is blocked because a bird nest as been built. She is asking the board to clean her vent.

Executive Session: Motion made by Rich Morin, Second by Helen Finello time 7:20PM

Board discussed whether or not to pay Jim Macek, KMA for his services in April. He did not attend the scheduled board meeting, he did not provided the board with any material for our meeting and he only let the board know he was unable to attend 45 minutes before meeting was scheduled to start.

Adjournment: Motion was made by Helen Finello; seconded by Rich Morin all board members approved. The Board adjourned their meeting at 8:05PM

Respectfully Submitted;

Helen Finello
Secretary