

The Fairways at Torrington
Board of Directors Meeting
Wednesday, June 8, 2011
PSams

Call to Order: The Board of Directors meeting was called to order at 6:00PM

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

Unit Owners: Also present unit owners: Lillian Crovo, Kathy Rizzo, Mary Winslow, MaryAnn Delay, Lee Murphy

Issues: Lee Murphy, Unit #65 spoke first. She received an infraction letter regarding the planting of shrubs. Apparently, she removed the old shrubs and replaced them with new ones. She did not get approval from the board, therefore the infraction letter. Ms. Murphy created a petition and had all occupants of her building sign to keep the current shrubs. Board voted to table discussion and review Ms Murphy's request. Stacey Munson made the motion, Paul Zeller seconded.

Lillian Crovo, Unit #27 – informed the board that Unit #28 had broken blinds in the window and a fan in the window. The board had already noted these infractions and letters were sent a week earlier. Ms. Crovo also noted that the decks in the back of her building need to be cleaned they are showing signs of mold. Ms Crovo also informed the board that the recent cleaning by Merry Maids was unsatisfactory. Paul Zeller noted he will make a personal inspection of all the common buildings.

Kathy Rizzo, Unit 54 – noted that the entrance stoop (front/back) need to be looked at, cracked and chipping. She also noted that the recent cleaning in her building by Merry Maids was of poor quality. Damage from the winter storm (ceiling water stains, crack over door opening) has not been taken care of to date. Also, damaged shrubs, branches hanging, sink hole will our lawn service be handling these problems? Board will ask Fran Ducotey to look into and give the board his recommendation. Ms. Rizzo also asked that when the board sends out its next newsletter we add something about common curtsies in common buildings. Example, noise in hallways, people running or stomping up the stairs, slamming doors etc.

MaryAnn Delay – Unit #88 also noted that her Bldg. #12 was not cleaned properly. Merry Maids did a poor job. Ms. Delay asked the junipers vines be cut back or removed. Board will ask our lawn service to look at and make a recommendation to the board.

Minutes: Reading of minutes from our May 11, 2011 board meeting was waived. Motion made by Paul Zeller, seconded by Connie Hall.

Business: Action Points: Property Manager, Jennifer Feiman and Board members reviewed the action point's document. List of items either done or in-progress.

- 141 Spyglass concrete needs to be leveled out before winter
- 76 Rockledge Loop front door – Kevin handling
- Meeting with new Association Attorney, Ron Bender 6/6/11
- Termination of services letter to association handyman
- Accept new CPA Mark D. Alliod, Stacey Munson made motion, Rich Morin seconded, Board Approved
- Violation letters sent
- Tag Sale, June 18th 2011 Approved by Board.
- Pot holes being patched on property
- Lawn Service contract approved and signed
- Receiving bids for snow removal 2011-2012 season
- B&B to investigate dirt pile on Spyglass
- Receiving bids to replace remaining 23 decks
- Review leasing/purchasing guidelines
- Receiving bids for paving
- Receiving bids for gutter replacement
- Receiving bids for brickwork repair
- Receiving bids for shutter replacement
- Receiving bids for catch basin cleaning

All bids will be reviewed by the Board. All these items are part of our 3-5 year maintenance plan. It's a very aggressive plan, but will depend on the association's finances. This will determine when these items can be accomplished. Our short term goal is to pave certain sections of the complex (most in need this year, 2011) and to replace the remaining decks

Winter damage repairs are in-progress and on schedule. All insurance claims have been settled

New Business: The Board approved the hiring of Attorney Ron Bender to represent the Fairways. Board also approved new CPA, Mark D. Alliod.

Receiving bids for paving, snow plowing, brick work and building cleaning. Regarding building cleaning; currently Merry Maids but were very disappointed with their first cleaning on June 7th. Board will be sending out bid to other cleaning companies.

Board agreed that Attorney Ron Bender conduct a Basic Document Review/Document Amendments for the Fairways at Torrington. The Fairways, according to the law, needs to be in compliance with the new CIOA laws. Atty Benders office will review the Fairways governing documents: Declaration, Bylaws, Rules and Corporate documents to determine which provisions must be changed.

On 6/9/11 Paul Zeller, President, Fairways Association made a personal inspection of the cleaning of the common buildings. Cleaning was done by Merry Maids. Mr. Zeller felt the cleaning was very poor and not properly completed. Items Merry Maids agreed to were not done. Several residents from the common buildings also notified Jennifer Feiman, Property Manager, Imagineers of their dissatisfaction with the cleaning.

Financials The board reviewed the delinquency report provided by Imagineers. Also reviewed infraction letters sent out in May. Reviewed association financial records and operating expenses for the month of May

Adjournment: Motion was made by Paul Zeller; seconded by Rich Morin all board members approved. The Board adjourned their meeting at 8:45PM

Respectfully Submitted;

Helen Finello
Secretary

We, the undersigned residents of Building 9, Rockledge Loop, Torrington, CT, request that the plantings as planted be allowed to remain. We feel that what was done is an improvement over the two shrubs at the end of their life span that were replaced.

1. #63 ~~John~~ #63
2. ~~John~~ Anna Murphy #65
3. Lina Della Donna #66
4. Catherine Dery #64
5. Alan & Shanie Gioia #70
6. Mary Lou Austin #68
7. Grant Zumbel, Allison Hendrick, #61
8. Helen Greener #62
9. Paul Sumner #69
10. Mary DiBernardi #67