

THE FAIRWAYS AT TORRINGTON
BOARD OF DIRECTORS MEETING
837 CHARLES STREET
WEDNESDAY, JANUARY 18, 2012

- Call to Order: The Board of Directors meeting was called to order at 6:00 p.m.
- Present: Connie Hall, President; George Foster, Vice President; Paul Summers, Treasurer; Patricia Jacob, Secretary; Maryann Delay, Director; Jennifer Feimann, Property Manager
- Executive Session: The Board went into executive session at 6:00 p.m. and adjourned from executive session at 6:35 p.m.
- BOARD MEETING:
- Unit Owners: Numerous unit owners were present for regular meeting.
- Issues: Unit owner 9 St. Andrews Close had the following repair issues and questions/concerns (has had these issues since March 2011):
- Needs a cover for dryer vent and other small issues (unit owner brought photographs for Board to see what needs to be done.
 - 18 ½ yrs and nothing has been done to deck
 - Dumpster: photos of boxes and other large objects/trash around this dumpster – it is a mess. Also, can stockade or some sort of fence be put around it. Has been messy around this dumpster for more than a year.
 - PLOWING: The snow removal contractor left a pile of snow on the access road. Unit owner shoveled it out of the way. Wanted to know who to call regarding this issue should it happen again. Was told to call Imagineers.
 - Jenn will call City of Torrington and see about picking up larger pieces around dumpster
- Unit owner 33 Rockledge, bldg 6, had the following repair issues and questions/concerns:
- brought in a piece of roofing that had come off that bldg. There is a nail sticking out of chimney stack and shingles missing.
 - Fluorescent light is still out
 - Bucket in hallway that people are using to put their trash
 - Noise on weekends-not during the week, coming from unit above. 11-12 at night.
 - Was told to call Dick Cooper or Crowley (local businesses) to replace dryer vent. Association is not responsible for that replacement.
- Unit owner 65 Rockledge questioned the amount and length of the snow plow contract and can the contract be broken. Also questioned any stop-gaps in place to avoid spending over \$101,000 on one project. Discussion followed.
- Unit owner 65 Rockledge volunteered to be on the Construction Committee. Maryann Delay will be the Board member on the committee.
- Unit owner 88 Rockledge is concerned about abandoned unit above her. Imagineers will contact proper authorities to advise unit should be looked after.
- Unit owner 99 Berskhire Oval asked if anything is being done to insulate under her building.
- Minutes: Paul Summers made a motion to approve December 21, 2011 minutes, seconded by Connie Hall, all in favor. Motion passed.

Financial Report: Assets – Balance as of 12/31/2011 \$242,588.58
Jenn reviewed the Financial report.

Business: Action Points were reviewed.

Imagineers is sending out bids for:

Bldg 10

Garages

Insulation

Gutter Replacement/Repairs

Board recommended Sunset Gutter and Gutter Gal as two prospective bidders

Connie Hall had gotten two quotes for gutters and insulation. She gave copies to Jenn.

Ryan (painter who has done water damage painting for The Fairways in the past) will be called by Jenn to paint Unit #142 living room ceiling water damage. He will also be considered for future water damage painting, if needed.

Kevin is still scheduled to replace trim on Garage #20 when the weather permits.

Pat Jacob will be the Board Member on the Rules and Regulations Committee.

FHA approval – FHA Pros, LLC is beginning the process.

New Business: George Foster made a motion to accept Rob Lalime as handyman for The Fairways. Seconded by Maryann Delay, all in favor. Motion passed. Jenn will contact Mr. Lalime tomorrow and get him set up to begin work.

Paul Summers moved to charge a \$10 fee to post sales/rentals to our website and have the check sent to Imagineers. Seconded by George Foster, all in favor. Motion passed.

Motion was made by Pat Jacob: acct #138 4547, to procede with fines for failure to comply, beginning with the day the infractions were first reported. Seconded by Paul Summers, all in favor. Motion passed.

Motion was made by Maryann Delay: move to waive any delinquent balance of less than \$15.00 as of December 31, 2011 as a one time end of year courtesy. George Foster seconded, all in favor. Motion passed.

Motion was made at 7:47 p.m. by George Foster to adjourn meeting, seconded by Maryann Delay, all in favor. Motion passed.

Respectfully submitted, Patricia Jacob