

THE FAIRWAYS AT TORRINGTON
BOARD OF DIRECTORS MEETING
837 CHARLES STREET
WEDNESDAY, MARCH 21, 2012

Call to order: The Board of Directors Meeting was called to order at 6:00 p.m
Present: Connie Hall, President; Joyce Almstedt, Secretary; Paul Summers, Treasurer; Maryann Delay, Director; George Foster; Vice President, Jennifer Feiman, Propert Mananger

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 Carl Avallone, Lee Murphy, Mary Ann Pangillinan, and Jean Millici were present.

MINUTES: Motion was made by Paul Summers to approve February, 15, 2012 minutes, seconded by George Foster, all in favor. Motion passed.

FINANCIAL REPORT:
Assets balance as of February 29, 2012 - \$257,755.61
Jenn reviewed the Financial Report.

BUSINESS: Action Points were reviewed.

Re-pointing and replace kick plates going to have Rob take of care of these.

Gutter plan to replace on Bld. 10 moving forward.

Unit 113 and 114 reported holes in the gutters on the back of their units. Will have Rob look at them.

Jean will follow-up on Sun Set Gutters.

Kevin should be finished with insurance claims.

Cleaning of the catch basins will be worked on as soon as the Spring cleanup is finished.

Paving Company to repair curbing.

Report of two commercial trucks being parked at St Andrews and on Spyglass. Jenn suggested writing a note and putting on their windshields.

Committee Reports: Communications Committee had a meeting and will send out info in newsletter.

Rules Committee also had a meeting and will send out Info in newsletter.

Jenn reminded committees to inform her five days in advance with the agenda for their meeting.

FHA: Motion made by Paul Summers to affirm that the rules where enacted in 1992 and amended in July, 1993 and have Joyce Almstedt, Secretary sign them.
All in favor. Motion passed.

NEW BUSINESS: Tabled new gutters and consider insulation as part of this project.

Motion made by Maryann Delay to hire The Lawn Company to do the fertilization and the lawn treatments For Spring, Early Summer, Summer, and Fall at a cost of \$5,098.00 and special applications for Grub control and Lime – PH Conditioner for a coast of \$3,127.00 for three yrs with a 5% increase after two yrs. Seconded by George Foster. All in favor. Motion passed.

Paul Summers moved that we approve tag sale for the end of April. Seconded by Maryann Delay. All in favor. Motion passed.

Energy Efficient Programs:

Jenn and Connie spent time with a company and what they found was that our income is too high for their programs. Will continue looking.

Motion was made by Paul Summers: Acct #1384518 to not access the fine for the recent dog incident. Will access a fine for all future infractions on not cleaning up after dog will result in a \$25.00 per incident. Seconded by George Foster. All in favor. Motion passed.

Motion made by Paul Summers: Act#1384518 to access Immediately \$25.00 fine until grill on deck is removed. Seconded by Maryann Delay. All in favor. Motion passed

Motion by Paul Summers to make a donation of \$50.00 to Saint Paul's Church a year for the internet. Seconded by Maryann Delay. All in favor. Motion passed.

Motion was made at 7:30 p.m. by Maryann Delay to adjourn meeting, seconded by Paul Summers, all in favor. Motion passed.

Respectfully submitted, Joyce Almstedt