

THE FAIRWAYS AT TORRINGTON
BOARD OF DIRECTORS MEETING
837 CHARLES STREET
WEDNESDAY, DECEMBER 21, 2011

- Call to Order: The Board of Directors meeting was called to order at 6:17 p.m.
Present: Connie Hall, President; Paul Summers, Treasurer; Maryann Delay, Director; George Foster, Director; Jennifer Feiman, Property Mgr. Absent: Patricia Jacob, Secretary.
- Executive Session: The Board went into executive session at 6:17 pm and adjourned from executive session at 6:37 pm.
- BOARD MEETING:**
- Unit Owners: Numerous unit owners were present for regular meeting.
- Issues: Unit owner 151 had the following questions/concerns: Questioned purchase of solar lights made by a unit owner. Board will take this under advisement. Questioned the status of FHA approval for the Fairways. Jenn stated lower bids are being sought. Questioned the three important issues here at Fairways. Jenn stated walkways/stoops, siding and roofing leaks that need to be resolved. Questioned when 25 work orders will be completed. Jenn stated when she receives full updates from contractors working on those orders she will know.
- Unit owner 9 stated over nine months ago, she reported ice fell breaking the hood of her dryer vent and broke drainage pipe. She stated recently the stone wall in back of Bldg 3 was broken by a large truck, possibly the garbage truck.
- Unit owner 146 questioned if there's a policy/procedure for cutting down trees. He was concerned why Ducotey cut down a tree in the fall near his unit, leaving the stump. Jenn will research the reason behind that action
- Unit owner 76 stated K Trumbull came to her unit to look at missing tile, no one has returned since.
- Minutes: P Summers made a motion to approve November 16, 2011 minutes, seconded by G Foster, all in favor. Motion passed.
- Financial Report: Assets – Balance as of 11/30/2011 \$235,700.13
Jenn reviewed the Financial Report.
- Business: Action points were reviewed.
Re-pointing will be scheduled for spring 2012.
Schedule for future gutter replacements will be considered.

Business: (Continued)

Motion was made by G Foster to have K Trumbull continue with interior repairs on Unit 36 contingent upon Association's insurance carrier accepting the charges, seconded by P Summers, all in favor. Motion passed

New Business:

Motion was made by M Delay to nominate George Foster as Vice President, seconded by P Summers, all in favor. Motion passed.

Motion was made by P Summers to hire FHA Pros, LLC to assist the Fairways in the submission process in order to obtain FHA approval at a cost of \$1500, seconded by G Foster, all in favor. Motion passed.

Jenn encouraged those unit owners who were present to volunteer for committees. There will be a list of committees made available for those interested to sign up at the end of the budget meeting.

Motion was made by G Foster to have the Fairways website upgraded. The cost will be \$72 for two years, seconded by P Summers, all in favor. Motion passed.

Jenn explained there is a portal option at Imagineers where unit owners can charge their condo fee if they wish. There would be a \$125 yearly charge to the association. There was no interest shown at this time.

Motion was made by M Delay to have TEC Control Systems, Inc make necessary repairs to the alarm systems in the common buildings. Bldg 6, replace one emergency light and two batteries. Bldg 7, replace one battery. Bldg 8, replace two batteries. Bldg 9, replace one battery. Bldg 12, replace one battery. Plus four hours labor, the total cost will be \$523, seconded by P Summers, all in favor. Motion passed.

Board tabled discussion on Energy Efficiency Funding Programs from DEEP.

Motion was made by P Summers to waive penalty fee for #138-5287. The matter was taken care of immediately, seconded by G Foster, all in favor. Motion passed.

TEC repair work was explained by Jenn briefly, along with gutter replacements/repairs.

A Unit owner stated the frames painted at Units 97 and 98 have started to blister. That work was done in October.

Motion made by M Delay to adjourn meeting at 7:36 p.m., seconded by C Hall, all in favor. Motion passed.

Respectfully submitted, Maryann Delay

