

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
DECEMBER 3, 2015 THURSDAY

**CALL TO ORDER:**

The Board of Directors' meeting was called to order at 6:00 p.m. by Paul Summers, President. Members Present: Connie Hall, Vice Pres.; Lee Murphy, Treas.; Maryann Delay, Secty.; Paul Zeller, Director. Also Present: Dick Famiglietti and Theresa Sherwood of CM Prop. Mgmt. The Board moved to Executive Session at 6:00 p.m. The Board left Executive Session 6:33 p.m., moving to Open Session.

**OPEN SESSION:**

Present: Unit Owner #65. Paul S stated there would be a three-minute time limit for owner to speak. Unit 65 requested inside lobby door be adjusted. She commented on snow removal in her area.

**MINUTES:**

**MOTION** made by C Hall to approve November 5, 2015 minutes, second by M Delay. Motion carried.

**FINANCIAL REPORT:**

The financials were reviewed for the period ending November 30, 2015. Total Liability/Equity is \$271,193.70.

**MOTION** made by M Delay to approve The Fairways 2016 Meeting Schedule, second by C Hall. Motion carried.

**MOTION** made by M Delay to accept two-year S&T Landscaping contract for 2016 and 2017 in the amount of \$55,302 per year. Additional labor costs hourly rate of \$245 plus tax. Additional equipment cost hourly rate of \$650 plus tax. Option to mulch beds at cost of \$6,000 plus tax. Weeding, Berkshire Oval guardrail and fence on Tamarack Ct to be addressed, second by C Hall. Motion carried.

**MOTION** made by M Delay to approve Unit 75 Variance Request to replace storm door, second by P Summers. Motion carried.

**ADJOURNMENT:**

**MOTION** made by M Delay to adjourn at 7:05 p.m., second by C Hall. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary