

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS MEETING
837 CHARLES STREET
JULY 17, 2013 WEDNESDAY

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:00 p.m. by Connie Hall, President.
Members Present: George Foster, Vice Pres; Paul Summers, Treas; Maryann Delay, Secretary;
Joyce Almstedt, Director; and Jim Macek, Manager.
The Board went into Executive Session at 6:00 p.m., adjourning at 6:30 p.m. The Board went
into Open Session at 6:31 p.m.

OPEN SESSION:

There were no unit owners present.

MINUTES:

MOTION made by P Summers to approve June 19, 2013 minutes, second by G Foster. Motion
carried.

FINANCIAL REPORT:

J Macek reviewed the Financial Report for period ending June 30, 2013. Asset balance is
\$167,516.01.

OPEN SESSION:

At 6:50 p.m., the floor opened for Unit Owners #88, 134 and 135 upon their arrival.
#88 commented on the dead junipers at Spyglass Ct and weed situation on Berkshire Oval. Jim
stated he spoke w/Ducotey and The Lawn Company regarding the weed problem. Jim
suggested The Lawn Company spray for weeds. #134 would like to see more speed bumps in-
stalled. #134 also commented on the condition of the guard rail on Berkshire Oval.
The regular meeting resumed at 7:05 p.m.

OLD BUSINESS:

Joe from the energy savings/insulation project would like to set up a meeting to discuss figures
he has regarding the installation of insulation. Jim will give him a call.
The Board has tabled any decision on the guard rail behind Bldg 3 St Andrews Close at this time.
Jim will get prices for doing an overlay on the garage roofs.

NEW BUSINESS:

Jim commented on committee guidelines. He stated committees can make suggestions, and the
Board makes the final approval, both physically and financially.
Jim and available board members will do a walk-around July 22, 2013 at 9:00 a.m.
Jim suggested budgeting mulch for 2014.
Unit 51 has requested a garage door, which is the responsibility of the owner.
Unit 82 has submitted a variance for installation of dish to be installed on chimney, which the
Board approved.
MOTION made by P Summers to accept the 2012 audit submitted by Tomasetti, Kulas & Co.,
second by G Foster. Motion carried.
The State of CT Dept of Labor sent a bill for \$212 pertaining to first quarter of 2011 for payroll
contributions for Carll Pallokat, handyman. Jim will make payment.

MOTION was made by P Summers to accept insurance proposal from Greater New York Insurance Companies for the year 8/1/2013 to 8/1/2014 with a premium of \$59,204, second by G Foster. Motion carried.

EXECUTIVE SESSION:

At 7:55 the Board went into Executive Session.

ADJOURNMENT:

MOTION to adjourn made by M Delay at 8:05 p.m., second by P Summers. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary