

THE FAIRWAYS AT TORRINGTON
ANNUAL UNIT OWNERS MEETING
WEDNESDAY **OCTOBER 1, 2014**
837 CHARLES STREET

CALL TO ORDER:

Meeting was called to order by C Hall at 7:15 p.m.

PRESENT:

Connie Hall, President; George Foster, Vice President; Paul Summers, Treasurer;
Maryann Delay, Secretary; Lynn Rice Scozzafava, Director; Attorney Franklin Pilicy,
Association Attorney; Richard M Famiglietti, CM Property Manager.
Sign-In Sheet was accepted Roll Call.

MOTION made by Unit 130 to dispense with reading of 2013 Annual Minutes, second by Unit 52, motion carried.

OPEN SESSION:

Atty. Pilicy stated any unit owner wishing to comment would be limited to 3 minutes.
Unit 64 commented on roof repair at Bldg 9. She stated there was a lack of "membrane" where part of the siding was removed. Unit 151 commented on the last three years of snow removal and the last year of landscaping. His questions were: what will be done re: the snow removal and the landscaping. Atty. Pilicy stated the Board shares some of these concerns and the Manager is aware of these concerns. The plan is to be more vigilant with potential contract bidding. Unit 38 stated the latch on the back door of Bldg 6 is missing. Unit 151 questioned why Manager from Imagineers was let go and why KMA Manager was hired and let go. Atty. Pilicy stated Board left Imagineers for lack of communication issues and KMA Manager was let go for medical reasons.

REPORT:

Manager reported Bldg 9 roof repair was completed.
Asphalt walkways at Bldg 21 and 22 have been replaced. Walkway in front of Bldg 4 is in the process. Concrete sidewalks on St Andrews in front of Bldg 2 will follow. An asphalt walkway behind Bldg 9 will also be replaced.
Boss Roofing, New Milford, will be reroofing 3 garages. They are #1 – 4, #5 – 8, and #27 – 30.
Atty. Pilicy reported one of the accomplishments this year was updating the documents of the Association. This was a long process of working with the Board of Directors and Unit Owners.
P Summers reported there is a Website - FairwaysTorrington.com - which has information regarding the community, board meetings, documents and insurance information.

ELECTION OF BOARD MEMBERS

Atty. Pilicy stated there are three 2-year terms that are open. Connie Hall and Maryann Delay are seeking to run, their names will be placed in nomination. George Foster nominated Connie Hall. Connie Hall accepted the nomination. Lynn Rice Scozzafava nominated Maryann Delay. Maryann Delay accepted the nomination.

Atty. Pilicy announced the floor was now open for additional nominations for any other unit owner that would like to run for a position on the Board of Directors for a two-year term. He asked for a second time and a third time. Hearing no further nominations, nominations were

closed. He asked for a raise of hands. C Hall and M Delay were unanimously elected to two-year terms, 2014 to 2016.

The Board thanked George Foster for his service for the past three years. His dedication will always be appreciated.

BUDGET:

Dick F. reviewed the 2015 budget. There will be no budget increase. #88 questioned why the 2014 Snow Removal figure went from \$60,662 to \$65,000 in 2015 with an additional \$5000 budgeted. P Summers stated the snow removal bids are anticipated to be higher, plus the \$5000 is needed to cushion the cost of extras such as snow removal, pretreatment of roads, snow taken off roofs that might occur.

MOTION made by Unit 61 to accept 2015 Budget, second by #130. Motion carried. Budget is ratified.

ADJOURNMENT:

MOTION made by Unit #114 to adjourn at 8:00 p.m., second by #91. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary