

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
AUGUST 6, 2015 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 p.m. by Connie Hall, Vice President.
Members Present: Paul Summers, Treas.; Maryann Delay, Secty.; Lynn Rice Scozzafava, Director.
Absent: Robin Rodger, Pres. 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 at 6:30 p.m. The Board moved to Open Session at 6:31 p.m.

OPEN SESSION:

Present: Unit Owners #51, 64, 65, 76, 94, 99, 135. C Hall stated there would be a 3-minute time limit for each unit owner wishing to speak. #76 commented on her front door. #99 commented on the landscaping at the front of her unit. #94 commented on the trim at her front door and drainage between her unit and #95. #64 commented on a solved drainage issue. #65 commented on grass fungus. She commented on the area at the entrance to The Fairways. #51 commented on the stoop behind Building 8.

MINUTES:

MOTION made by M Delay to approve July 2, 2015 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

The financials were reviewed for period ending July 31, 2015. Total Liabilities/Equity is \$277,732.62.

NEW BUSINESS:

Unit 121, via email, requested a community tag sale. She volunteered to organize it and to be responsible for handling it. The Board granted her request.

OLD BUSINESS:

MOTION made via email on July 12, 2015 by M Delay to approve Proposal to Modify from Unit 15 to replace glass sliding door w/screen, purchased at Lowe's, to be installed by a Lowe's installer. Will be same in appearance as other existing sliders, second by R Rodger. Motion carried by Unanimous Consent.

MOTION made via email on July 20, 2015 by P Summers to approve Proposal to Modify from Unit 92 to replace glass sliding door by American Craftsman, to be installed by K Jacobs(Five Star Solutions), Winsted, CT., second by M Delay. Motion carried by Unanimous Consent.

MOTION made via email July 21, 2015 by P Summers to approve Proposal from Highland Tree Service, Harwinton, CT, for additional tree work at a cost of \$1000, second by M Delay. Motion carried by Unanimous Consent.

MOTION made via email July 24, 2015 by L Rice Scozzafava to approve Proposal from CAU-QBE Insurance, its annual premium \$60,065 for period 8/1/2015 to 8/1/2016, second by M Delay. Motion carried by Unanimous Consent. **Correction** made via email August 3, 2015 by P Summers stating minutes should reflect annual premium \$62,665.10, which includes the Umbrella policy premium of \$2600.10.

MOTION made by L Rice Scozzafava to accept Miner's, Inc., Canton, CT. price of \$999.51 plus tax, for entrance door on Building 8, plus \$400 installation fee, second by P Summers. Motion carried.

MOTION made by P Summers to approve Proposal from Quality American Painting to power wash miscellaneous areas as listed for \$805, second by L Rice Scozzafava. Motion carried.

MOTION made by L Rice Scozzafava to approve Proposal from Quality American Painting to power wash/stain 6 dumpster fences for \$1500, second by P Summers. Motion carried.

MOTION was made by L Rice Scozzafava to move to Executive Session. The Board left Executive Session, returned to Open Session at 8:10 p.m.

MOTION made by M Delay to adjourn at 8:16 p.m., second by C Hall. Motion carried.

Respectfully submitted,
Maryann Delay