

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTOR'S MEETING
837 CHARLES STREET
DECEMBER 4, 2014 THURSDAY

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:00 p.m. by Robin Rodger, President. Members Present: Connie Hall, Vice Pres.; Paul Summers, Treas.; Maryann Delay, Secty.; Lynn Rice Scozzafava, Director. Also present: Dick Famiglietti, Manager and Theresa Sherwood, Assistant of CM Property Management. L Rice Scozzafava made **Motion** to go into Executive Session at 6:00 p.m., second by P Summers. Motion carried. P Summers made **Motion** to leave Executive Session at 6:30 p.m., second by L Rice Scozzafava. Motion carried. The Board went into Open Session at 6:31 p.m.

OPEN SESSION:

Present: Unit Owners # 42, 51, 64, 65, 78, 99.
#64 expressed appreciation for having been matched up with a snow shoveler. She commented on the snow pile left in front of her unit. Dick had taken a picture and Theresa contacted Harwinton Paving re: the issue. She commented on the lack of parking spaces. #51 suggested placing an article in next newsletter reminding unit owners to fold cardboard before putting in the bin. She commented the lights are going on/off at different times at each building. Paul will check. #78 stated the "yellow" vehicle has moved. #65 suggested speed bumps be placed on upper Rockledge Loop. She commented on parking issues at buildings 7, 8 and 9. She would like unused TV "dishes" removed from side of Bldg 9. Management will check. #42 commented on the lack of lighting outside Bldg 7 near her garage. Management stated it's being looked at.

MINUTES:

MOTION made by P Summers to approve November 6, 2014 minutes, second by M Delay. Motion carried.
MOTION made by P Summers to approve November 24, 2014 special meeting minutes, second by L Rice Scozzafava. Motion carried.

FINANCIAL REPORT:

Dick reviewed the Financial Report ending November 30, 2014. Total assets of the Association at the end of November 30, 2014 are \$181,546.00. P Summers questioned the reserve fund figure on the Balance Sheet. He commented the Audit should be ready soon. Paul stated Line Item 43700 needs to be explained. Paul feels some projects should be applied to the contingency Line Item 67100. Line Item 61350 needs to be adjusted. Water damage should not have been applied. Harwinton Paving check for \$27,565.92 should be reclassified from Line Item 62056 to Line Item 81060. Paul stated once additional snow removal fund is used up, additional snow costs should be moved to contingency fund. Totals for stoop repair will go from Line Item 62056 to Line Item 81100.

OLD BUSINESS:

Theresa will contact #137 re: her Modification Request to install a dish.
MOTION was made by P Summers to disapprove #117 Modification Request for additional lighting by dumpster on Tamarack Ct., second by M Delay, all agreed. Motion carried.

NEW BUSINESS:

MOTION made by P Summers to approve the 2015 Board of Directors meeting schedule, second by M Delay, all agreed. Motion carried.

MOTION made by L Rice Scozzafava to have KayCon Electric, Winsted, CT, install an additional motion sensor on Bldg 4, St Andrews Close for \$225; install new motion sensor off existing panel on Garage #27 for \$350; and replace existing photo cell on Garages 21 through 26 on Berkshire Oval for \$115, second by P Summers, all agreed. Motion carried.

MOTION made by P Summers to accept Trumbull Building & Remodeling LLC, New Hartford, CT, proposal to supply and install metal roof cap for dryer vent and connect duct from dryer at #118. Cost \$209, second by L Rice Scozzafava, all agreed. Motion carried.

MOTION made by M Delay to accept TEC Control Systems, Inc. proposal for Preventive Maintenance Agreement for one year, cost \$1,580 plus tax, second by L Rice Scozzafava, all agreed. Motion carried.

MOTION made by C Hall to accept proposal from The Lawn Company, Farmington, CT, for the 2015 season lawn care, grub control, Lime-PH conditioner, and Spring pre-emergent for three years. Cost for 2015, \$11,326; 2016 a 5% increase and 2017 zero increase, second by L Rice Scozzafava, all agreed. Motion carried.

ADJOURNMENT:

MOTION made by M Delay to adjourn at 8:32 p.m., second by P Summers, all agreed. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary