

THE FAIRWAYS AT TORRINGTON  
BOARD OF DIRECTORS MEETING  
837 CHARLES STREET  
WEDNESDAY, FEBRUARY 15, 2012

Call to Order: The Board of Directors Meeting was called to order at 6:00 p.m.  
Present: Connie Hall, President; Paul Summers, Treasurer, Maryann Delay, Director;  
Jennifer Feiman, Property Manager.  
Absent: George Foster.

Executive Session: The Board went into executive session at 6:00 p.m. and adjourned from executive session at 6:30 p.m.

**BOARD MEETING:**

Unit Owners Lee Murphy, Joyce Almstedt, Pat Jacob, Rich Morin and Christine Morin were present.  
Unit 65 questioned the possibility of having a community tag sale in late April or early May. Unit 65 commented on the unsightly area surrounding the first dumpster on the left on upper Rockledge Loop.  
Unit 151 commented on the December 21, 2011 minutes. The unit owner questioned the response ...“will take this under advisement” when he questioned the purchase of solar lights by a board member. It was so noted. The minutes had been approved on January 18, 2012.

**MINUTES:**

Motion was made by P Summers to approve January 18, 2012 minutes, seconded by M Delay, all in favor. Motion passed.

**FINANCIAL REPORT:**

Assets balance as of January 31, 2012 - \$252,312.08  
Jenn reviewed the Financial Report.

**BUSINESS:**

Action Points were reviewed.

Jenn stated Mathes Development has submitted a bid to re-roof Building 10. Other bids should be forthcoming.  
C Hall gave a report of jobs Rob Lalime, the Associations maintenance man, has completed: Bldg 7 front doorknob was repaired, ridge vent was replaced on garages 1 – 4 on Rockledge Loop, removed materials from storage area on Spyglass Ct to 124 Tamarack Ct temporarily, cleaned grounds around dumpster at St Andrews Close, removed two fence logs from Bldg 12 and brought down to Spyglass Ct, fixed Unit #9 drain/dryer vents, fixed downspout at Unit #6.

NEW BUSINESS: The Board accepted the resignation of Patricia Jacob. Pat has worked very hard for the Association. Her efforts and dedication will always be appreciated by the Board.

Motion was made by P Summers to accept Joyce Almstedt on the Board, term ending 2013, seconded by M Delay, all in favor. Motion passed.

Motion was made by M Delay to nominate Joyce Almstedt as Secretary, seconded by P Summers, all in favor. Motion passed.

Jenn reported The Lawn Company's fertilization contract needs to be reviewed 2012. The Board will also seek other bids.

Motion was made by M Delay to hire MASCO Contractor Services, 48 Hockanum Blvd, Vernon, CT to insulate all accessible flat attic areas using blown fiberglass insulation inclusive of existing material to R60, adding paper vents as needed, to Building 9 – Rockledge Loop, at a cost not to exceed \$3065, seconded by P Summers, all in favor. Motion passed.

Motion was made by M Delay to adjourn meeting, seconded by P Summers, all in favor, meeting was adjourned at 7:15 p.m.

Respectfully submitted,  
Maryann Delay