

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
JUNE 4, 2015 THURSDAY

**CALL TO ORDER:**

The Board of Directors' meeting was called to order at 6:00 p.m. by Robin Rodger, President. Members Present: Paul Summers, Treas.; Maryann Delay, Secty. Absent: Connie Hall, Vice Pres. and Lynn Rice Scozzafava, Dir. Also Present: Dick Famiglietti, Manager and Theresa Sherwood, Assistant, of CM Property Management. The Board went into Executive Session at 6:00 p.m. The Board left Executive Session at 6:30 p.m. The Board went into Open Session at 6:35 p.m.

**OPEN SESSION:**

R Rodger opened the floor by asking for comments from any unit owner wishing to speak. Present: #'s 64, 65, 95, 99, 104, 113, 114, 115. #99 commented on solar light and bottom limbs from pine tree in front of her unit. #114 commented on gutter in back of unit. #64 commented on front of her unit and trees near Baltic Rd entrance. #113 commented on lawn. #115 commented on outside area of his unit. #104 commented on decks and individual garages. #65 commented on Bldg 9 front trim and light pole on Rockledge Loop.

**MINUTES:**

**MOTION** made by P Summers to approve May 7, 2015 minutes, second by M Delay. Motion carried.

**FINANCIAL REPORT:**

The financials were reviewed for period ending May 31, 2015. Total Liabilities/Equity is \$239,798.07. Re: Income Expense Statement, P Summers would like to see Operating Expenses and Capital Expenses listed with month-to-date total/year-to-date total. He suggested Capital Expenses, such as paving, be spread out.

**NEW BUSINESS:**

**MOTION** made by P Summers to approve extension of CM Property Management two-year contract from July 1, 2015 through June 30, 2017, at a cost of \$33,048.00 per year, second by M Delay. Motion carried.

**MOTION** made by P Summers to approve Variance Request from #115 to replace rear sliding door and windows, to be done by Torrington Sash & Door, Torrington, CT, second by R Rodger. Motion carried.

**MOTION** made via email on May 21, 2015 by L Rice Scozzafava to approve Proposal to Modify from #94 to replace front storm door, to be done by Kevin Trumbull, New Hartford, CT, second by M Delay. Motion carried.

OLD BUSINESS:

**MOTION** made by P Summers to approve Harwinton Paving proposal of \$975 to repair water issues at #121, second by M Delay. Motion carried.

**MOTION** made by R Rodger to accept Quality American Painting proposal to power wash/stain decks on Bldg 15, 5 decks on Bldg 10, Units #145 and #129 for \$11,090, second by P Summers. Motion carried.

P Summers reported he and M Delay walked the complex with Master Gardener David Lewis of UConn Extension. He was very impressed with The Fairways appearance. David identified approximately 20 trees, which were noted and tagged. Paul would like to have each tree marked and make it interesting for unit owners who are out walking. Paul would also like to check on a community garden, possibly at the bottom on Baltic Rd.

R Rodger passed out flags to unit owners to place in their gardens so the landscapers will know not to weed.

L Rice Scozzafava reported via email that she had a great meeting last week regarding the development of a plan for emergency preparedness. She would like to invite the gentlemen she met to make a presentation to the Board at the August or September meeting. She'd like the Board to consider having them make a presentation to the membership at October's Annual Meeting.

R Rodger made **MOTION** to go into Executive Session at 7:16 p.m., second by P Summers, leaving Executive Session at 7:56 p.m. R Rodger made **MOTION** to return to Open Session, second by P Summers. Motions carried.

OPEN SESSION:

**MOTION** made by R Rodger to accept Quality American Painting proposal to power wash/stain decks on Spyglass Court #'s 134 through 136 and 138 through 144, cost \$8,060, second by P Summers. Motion carried.

**MOTION** made by P Summers to accept proposal from S & T Landscaping, Torrington, Ct, to topsoil, seed and hay areas of lawn that are burned or yellowed, cost \$2,750, seconded by M Delay. Motion carried.

ADJOURNMENT:

**MOTION** made by R Rodger to adjourn at 8:00 p.m., second by P Summers. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary