

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
MAY 7, 2015 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:09 p.m. by Robin Rodger, President. Members Present: Connie Hall, Vice Pres.; Paul Summers, Treas.; Maryann Delay, Secty.; Lynn Rice Scozzafava, Dir. Also Present: Dick Famiglietti, Manager and Theresa Sherwood, Assistant of CM Property Management. The Board went into Executive Session at 6:09 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 stated there would be a 3-minute time limit for each unit owner wishing to speak. Present: #'s 51, 56, 65, 79, 87, 93, 94, 99, 113, 135. #65, 51 and 113 commented on the landscaping. #99 introduced new owner #135. #51 commented on stoop in back of Bldg 8. #87 commented on pesticide spraying. #79 commented on TV dishes.

P Summers reviewed the Proposed Amendments to Rules and Regulations. R Rodger opened the floor to owners for comment on the proposed amendments. No comments were offered. P Summers reviewed the comments submitted by owners prior to the meeting.
MOTION made by P Summers to amend the Rules and Regulations re: Tomato and Herb Plants, second by L Rice Scozzafava. Motion carried.
MOTION made by P Summers to amend the Rules and Regulations re: Outdoor fires, second by L Rice Scozzafava. Motion carried.
MOTION made by P Summers to amend the Rules and Regulations re: Garages, second by L Rice Scozzafava. Motion carried.

MINUTES:

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

FINANCIAL REPORT:

The financials were reviewed for period ending April 30, 2015. Total Liabilities/Equity is \$229,545.59.

OLD BUSINESS:

L Rice Scozzafava reported on progress made re: an emergency management plan. On May 21, the Deputy Fire Chief, Fire Marshal and Rick Dellavalle will meet at 17 St Andrews Close at 6:00 p.m. to discuss a possible emergency plan. The meeting is open to interested unit owners.

MOTION made by L Rice Scozzafava to approve purchase of up to \$5,000 for dark brown mulch, second by P Summers. Motion carried.
MOTION was made via email on April 16, 2015 by P Summers to approve \$120 reimbursement to Unit 35 for cost of repair of a frozen pipe, second by R Rodger. Motion carried by Unanimous Consent.

MOTION was made via email on April 21, 2015 by P Summers to approve a request by Unit 28 to install a new furnace, second by R Rodger. Motion carried by Unanimous Consent.

MOTION was made via email on April 22, 2015 by L Rice Scozzafava to approve purchase of a new Baltic Road sign and pole from East Coast Signs in the amount of \$164.84, second by R Rodger. Motion carried by Unanimous Consent.

NEW BUSINESS:

MOTION made by P Summers to purchase a no trespassing oval-shape sign to be placed on St Andrews Close in the amount of \$28, second by L Rice Scozzafava. Motion carried.

MOTION made by L Rice Scozzafava to go into Executive Session at 7:45 p.m., second by C Hall. Motion carried.

ADJOURNMENT:

MOTION made by L Rice Scozzafava to adjourn at 7:45 p.m., second by M Delay. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary