

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
OCTOBER 1, 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: Connie Hall, Vice Pres.; Paul Summers, Treas.; Maryann Delay, Secty. Also Present: Dick Famiglietti and Theresa Sherwood of CM Prop. Mgmt. Absent: Lynn Rice Scozzafava, Dir. The Board moved to Executive Session at 6:00 p.m. The Board left Executive Session at 6:30 p.m., moving to Open Session at 6:30 p.m.

OPEN SESSION:

Unit Owners Present: #65 and #87.

MINUTES:

MOTION made by M Delay to approve September 3, 2015 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

The financials were reviewed for period ending September 30, 2015. Total Liabilities/Equity is \$272,027.84.

OLD BUSINESS:

MOTION made via email 9/10/15 by C Hall to approve proposal from Highland Tree to remove sumac behind Bldg 12 and behind guardrail on Berkshire Oval, removed trees leaning over service road at Spyglass Ct, trimmed back juniper crowding staircase at side of Spyglass Ct, and cut down crabapple tree (large limb had fallen) near Tamarack/Berkshire Oval, cost \$1200, second by M Delay. Motion carried.

MOTION made via email 9/24/15 by R Rodger to approve Proposal to Modify from Unit 114 to have five windows replaced by Jim Pescatore Home Improvement, Torrington, CT, second by P Summers. Motion carried.

MOTION made by P Summers to accept concrete bid from Ed's Concrete, LLC, Middlebury, CT to demolish, remove off site, form and pour sidewalks at Bldgs 1 and 3(St Andrews Close) and replace 3 stoops on Rockledge Loop for cost of \$15,075.11, second by M Delay. Motion carried.

MOTION made by P Summers to have S&T Landscapers clear area behind fence of Bldg 16 at a cost of no more than \$200, second by R Rodger. Motion carried.

MOTION made by P Summers to deny a Proposal to Modify from Unit 88 to top off trees behind Bldg 12, second by M Delay. Motion carried.

NEW BUSINESS:

The Board and Management reviewed the 2016 Budget.

MOTION made by P Summers to adopt proposed budget for 2016 in the amount of \$472,680 with expenses in the same amount, which will include monthly common charges of \$240 plus additional monthly charges of \$15 for owners of detached garages, second by M Delay. Motion carried.

The Board moved to Executive Session at 7:39 p.m., returning to Open Session at 8:23 p.m.

ADJOURNMENT:

MOTION made by M Delay to adjourn at 8:23 p.m., second by P Summers. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary