

THE FAIRWAYS AT TORRINGTON
ANNUAL UNIT OWNERS MEETING
THURSDAY **OCTOBER 10, 2013**
837 CHARLES STREET

CALL TO ORDER:

Meeting was called to order by C Hall at 7:16 p.m.

PRESENT:

Connie Hall, President; George Foster, Vice-President; Paul Summers, Treasurer;
Maryann Delay, Secretary; Joyce Almstedt, Director; Attorney Frank Pilicy, Association Attorney;
James Macek, Manager.
Sign-in Sheet was accepted Roll Call.

MOTION made by Unit 65 to dispense with reading of 2012 Annual Minutes, second by Unit 51, motion carried.

REPORT:

C Hall reported on projects completed/nearly completed between October 2012 and October 2013:
Bldg 5 was reroofed/gutters installed.
Three garage buildings were reroofed/gutters installed. (9-12, 21-26, 31-34)
Competitive Resources Inc. installed 58 electronic ballasts/116 17-watt lamps in all common buildings.
This will yield an annual estimated savings of \$1232.
Metal guardrails were installed behind St Andrews Close and Spyglass Ct.
Speed bumps were installed in four areas throughout The Fairways.
Eleven decks were replaced. (Units 127-132, 145-149)
New shutters are being replaced throughout The Fairways where needed. Project near completion.
Buildings are being repointed where needed. Project near completion.
Highland Tree LLC has cut/chipped/trimmed trees that were diseased, hazardous, rotted or dead throughout The Fairways.
Failed wall at Tamarack Ct was replaced.

C Hall reported upcoming projects needing to be done include stoops, sidewalks, garage roofing, stump grinding, stairs, roadways, replacing dead shrubs in front of Inverrary Ct.

MOTION made by Unit 51 to approve 2012 Annual Minutes, second by Unit 130, motion carried.

COMMITTEE REPORT:

P Summers gave a report re: communication. He stated two Newsletters have gone out this past year, one in winter and one in summer. Next newsletter should be December or January. He reports between 50-60 visitors visit The Fairways website on any given day. A person can place their unit for sale on the website at a cost of \$10 for a 6-month period.

ELECTION OF BOARD MEMBERS:

J Macek asked for nominations from the floor to fill two vacancies on the Board of Directors.
P Summers, Alexis Baldwin and Lynn Scozzafava stepped forward. Nominations were closed.
Allison Hendricks and Lee Murphy volunteered as ballot counters.

Paul Summers and Lynn Scozzafava were elected to the Board of Directors for a two-year term running 2013-2015.

BUDGET:

Attorney Pilicy reviewed the budget process. He stated once the budget is sent to unit owners and this meeting is convened and a quorum is present, the budget is approved unless a majority of all unit owners (present or not) reject the budget.

P Summers stated the Board is proposing a budget for the 2014 calendar year that would set the common charge at \$240 a month with no special assessment and unit owners with a garage would continue to pay \$15 a month. He continued with an overview of the budget.

Attorney Pilicy explained 82 unit owners would have to vote to reject the budget or the budget would be approved. He understands there are 64 unit owners present or by proxy. That being the case, he explained we have a choice to have a ballot vote, a show of hands raised, but the budget is approved just by virtue of the fact there are not enough unit owners present to vote against the budget.

The Board decided ballots would be taken re: the budget. Jim asked Allison Hendricks and Lee Murphy to be volunteer counters. Ballots were counted. By a vote of 40 disapproved, 23 approved and 1 Why Bother, the budget for 2014 was approved.

NEW BUSINESS:

Attorney Pilicy discussed the changes to the **Common Interest Ownership Act** in Connecticut. Condominium Associations are required to do two things. Firstly, the Association has to follow the provisions of the CIOA, even if they're not in our documents. The second provision, the Association must update our documents to incorporate all the changes. Attorney Pilicy has begun a preliminary draft updating our bylaws and amending our declarations. Changes will be made to the declarations regarding insurance issues. He wants a meeting in a couple of months with all unit owners. The documents will be drastically different, they will be totally updated and match what is going on in the world of condominium insurance today.

OPEN SESSION:

Unit 92 had concerns re: bookkeeping. J Macek explained coupon books will be distributed the beginning of 2014.

Unit 151 had question re: landscaping contract for 2013. Jim explained the figure of \$3000 was a line item increase. The Board is still negotiating a landscaping contract.

Unit 121 stated her concern re: the wall on Tamarack Ct.

Unit 87 questioned the status of dryer vent cleaning. The Board will schedule a date for service with Ct Steam Cleaning.

Two cars were reported by unit owners as not having moved. Jim will check.

ADJOURNMENT:

MOTION: Motion made to adjourn by Unit 130 at 8:50 p.m., second by Unit 91, Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

