

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTOR'S MEETING
837 CHARLES STREET
SEPTEMBER 4, 2014 THURSDAY

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:05 p.m. by Connie Hall, President.
Members Present: Paul Summers, Treas; Maryann Delay, Secty; Lynn Rice Scozzafava, Director;
and Dick Famiglietti, Property Manager. Absent: George Foster, Vice Pres.
L Rice Scozzafava made Motion to go into Executive Session, second by P Summers.
Motion carried. P Summers made Motion to leave Executive Session at 6:30 p.m.,
second by L Rice Scozzafava. Motion carried. The Board went into Open Session at 6:30
p.m.

OPEN SESSION:

Present: Unit Owners #51, 64, 76, 84, 93, 94, 95, 96, 99, 104, 114, 131, 132, 151.
#96 commented on a Fine Letter received by a unit owner.
#64 was pleased with addition of mulch. She commented tree branches are blocking
the light at Pole #1884. She questioned the status of roof on Bldg 9. Dick said roofers
should be here in approximately two weeks. #84 questioned the status re: water
damage to his unit. Dick will get in touch with Kevin Trumbull. #94 stated garage lights
are on across from her building on Berkshire Oval. #99 stated she is happy with her
deck repair. She would like further deck work done in 2015. #131 and 132 would like
shrubs pruned in front of their units. #114 commented on colored curtains hanging in a
unit on upper Rockledge Loop. She stated there is a fan in window on Berkshire Oval.
#104 questioned if management is receiving his condo fee payments. Dick said it is
taken care of. #151 commented on procedure for scheduling projects, commented on a
unit owner's driveway, commented on reimbursements/waivers and questioned \$3000
for snow removal. P Summers will respond to the \$3000.

MINUTES:

MOTION made by P Summers to approve August 7, 2014 minutes, second by L Rice
Scozzafava. Motion carried.

FINANCIAL REPORT:

Financial Report ending August 31, 2014 was reviewed. Total assets of the Association
at the end of August 31, 2014 were \$224,988.99. L Rice Scozzafava commented re: ACH.
She appreciated being contacted by Mary from CMPM re: the handling of her account.

OLD BUSINESS:

Ryan Warner power washed decks. Two decks have been put on hold. A unit owner
pointed out bird nests and another deck had too many plants.

NEW BUSINESS:

MOTION made by P Summers to accept bid from Boss Roofing, New Milford, CT to roof garages #1 through 4, 5 through 8 and 27 through 30, in the amount of \$15,300, second by M Delay. Motion carried.

MOTION made by P Summers to approve proposal from Harwinton Paving, Harwinton, CT to repair walkways at #13 through 18, #19 through 24 and #147 through 156 in the amount of \$25,250, second by L Rice Scozzafava. Motion carried.

L Rice Scozzafava suggested the Board discuss implementing an emergency management plan. The Board will discuss this further.

MOTION made via email on August 22, 2014 by M Delay to approve Variance Request submitted by #97 to install a 6-panel prefinished entry door, Style 5210 and a Harvey Panorama storm door, second by L Rice Scozzafava. Motion carried by unanimous consent.

Unit # 1 requested per mail, the Board place "No Trespassing" signs on Association property near the 5th Tee. The Board has taken this under advisement.

MOTION made by P Summers to waive violation fine including interest for Unit #76, second by M Delay. Motion carried.

MOTION made by P Summers to pay Unit 64 a sum of \$25 re: heat loss claim for the month of February, second by L Rice Scozzafava. Motion carried.

MOTION made via email on August 18, 2014 by M Delay to approve Proposal to Modify submitted by #75 to install new sliding glass door, second by G Foster. Motion carried by unanimous consent.

ADJOURNMENT:

MOTION made by P Summers to adjourn at 7:24 p.m., second by M Delay. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary