

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTOR'S MEETING
837 CHARLES STREET
NOVEMBER 6, 2014 THURSDAY

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:00 p.m. by Connie Hall, President. Members Present: Paul Summers, Treas; Maryann Delay, Secty; Lynn Rice Scozzafava and Robin Rodger, Directors. Also present: Dick Famiglietti, Manager and Theresa Sherwood, Assistant of CM Property Management.

L Rice Scozzafava made **Motion** to go into Executive Session at 6:00 p.m., second by P Summers. Motion carried. L Rice Scozzafava made **Motion** to leave Executive Session at 6:30 p.m., second by P Summers. Motion carried. The Board went into Open Session at 6:31 p.m.

OPEN SESSION:

Present: Unit Owners # 65, 86, 93, 94, 95,114, 131.

As the first order of business, the following individuals were duly nominated and unanimously elected to serve as officers on the Board of Directors:

C Hall nominated Robin Rodger as President, second by P Summers, so moved.

M Delay nominated Connie Hall as Vice President, second by L Rice Scozzafava, so moved.

L Rice Scozzafava nominated Maryann Delay as Secretary, second by C Hall, so moved.

L Rice Scozzafava nominated Paul Summers as Treasurer, second by C Hall, so moved.

P Summers, on behalf of the Board, thanked Connie Hall for serving as President for the past three years. All her hard work is greatly appreciated.

#65 commented on the lack of hallway cleaning in Building 9. She reported black marks on the side of Garage #6 made by roofers. Dick will contact Boss Roofing, the company that just replaced the shingles on that garage. She commented cars that don't seem to be moving in visitor spots. She commented on the fall clean-up in her area. #131 commented on the lighting at Inverrary Ct and Spyglass Ct. She would like to see more light near the dumpster area. L Rice Scozzafava suggested a review of the whole complex re: lighting. #94 noticed Cypress Ct needs lighting on sidewalk area. #114 stated Garage #27 area is very dark. #95 suggested light sensors be placed at unit owners' doorways. He questioned Dick on cost of installing that type of sensor. Dick stated there are light bulbs with sensors. #95 reported a bulb on Baltic light pole is out.

MINUTES:

MOTION made by P Summers to approve September 4, 2014 minutes, second by C Hall. Motion carried.

MOTION made by L Rice Scozzafava to approve September 16, 2014 Special minutes, second by M Delay. Motion carried.

FINANCIAL REPORT:

Dick reviewed the Financial Report ending October 31, 2014. Total assets of the Association at the end of October 31, 2014 are \$209,745.14.

OLD BUSINESS:

MOTION was made 10/1/2014, 8:30 p.m. at 837 Charles Street, by L Rice Scozzafava to accept the 2014-2015 snow removal contract from Lafferty Enterprises, Inc. dba Harwinton Paving LLC, Harwinton, CT in the amount of \$67,000, to include plowing/sanding roads and walkways during storms, clean-up and shoveling after storms, second by P Summers. Motion carried by unanimous consent.

MOTION made via email on August 19, 2014, by M Delay to reimburse \$45.89 to #1611716 for dryer vent cleaning, second by P Summers. Motion carried by unanimous consent.

MOTION made via email on September 5, 2014, by M Delay to approve proposal from KayCon Electric to add new common meter off existing service with 8 circuit weatherproof GE panel and install 2 motion sensor spot lights on each front corner of Building 4, St Andrews Close, at a cost of \$2,324.70, second by G Foster. Motion carried by unanimous consent.

MOTION made via email on October 2, 2014, by L Rice Scozzafava to appoint Robin Rodger to the Executive Board of The Fairways, second by C Hall. Motion carried by unanimous consent.

MOTION made via email on October 28, 2014, by M Delay to approve Modification Request from #55 to replace front windows and slider with Harvey Windows. Work will be done by Ed Amoroso, Harwinton, CT, second by R Rodger. Motion carried by unanimous consent.

MOTION made via email on October 29, 2014, by M Delay to approve Proposal to Modify from #28 to change windows (front, second floor) to new and match existing style and grill pattern. Windows are 200 series Modern view/grill between glass 36X60, second by P Summers. Motion carried by unanimous consent.

MOTION made by P Summers to accept Proposal from Quality American Painting, Torrington, CT, in the amount of \$1800 to clean leaves from gutters in all buildings, second by M Delay. Motion carried.

NEW BUSINESS:

The Board will send out notices seeking volunteers for emergency shoveling after snow storms.

L Rice Scozzafava has contacted the police chief/fire chief/Rick Della Valle(Deputy Emergency Management Director) re: emergency preparedness. The fire chief and Rick are willing to meet with the Board or a Subcommittee re: what, where, when, how to be prepared for any emergencies that might occur. L Rice Scozzafava would like to set up a committee and explore these options for The Fairways.

MOTION made by M Delay to accept Estimate from Connecticut Sealers, LLC & Attack-A-Crack, Amston, CT, to repair foundation at #121, cost \$750, second by C Hall. Motion carried.

L Rice Scozzafava made **MOTION** to go into Executive Session at 7:36 p.m., second by P Summers. Motion carried. L Rice Scozzafava made **MOTION** to leave Executive Session at 8:04 p.m., second by M Delay. Motion carried. The Board went into Open Session at 8:04 p.m.

MOTION made by L Rice Scozzafava to accept Proposal from Harwinton Paving, Harwinton, CT, to pour concrete on top of existing stoops at Tamarack Ct, Building 18, and overlay asphalt sidewalk. Cost \$4945.28, second P Summers. Motion carried.

MOTION made by L Rice Scozzafava to accept Quote from Fran Ducotey to cut down and remove sumac and other suckers growing up and over rail at lower Berkshire Oval. He will cut back 10 – 13’ behind 536’ guardrail. Cost \$638.10, second by M Delay. Motion carried.

ADJOURNMENT:

MOTION made by M Delay to adjourn at 8:11 p.m., second by L Rice Scozzafava. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary