

THE FAIRWAYS AT TORRINGTON
ANNUAL UNIT OWNERS' MEETING
THURSDAY **NOVEMBER 9, 2017**
837 CHARLES STREET

CALL TO ORDER:

Meeting was called to order by Paul Summers, President, at 7:10 p.m.

PRESENT:

Connie Hall, Vice Pres.; Lee Murphy, Treas.; Maryann Delay, Secty.; Adam Sycz, Dir.;
Mike Famiglietti and Vendel Orban of CPM. Sign-in Sheet was accepted Roll Call.

OPEN SESSION:

P Summers stated Lee Murphy will not be running for re-election. He thanked her on behalf of the Board for her service, all her hard work and dedication. He thanked Adam Sycz for filling a vacancy. Paul also thanked Vendel Orban and Mike Famiglietti of CM Property Management for their hard work.

MOTION made by Unit 130 to approve October 25, 2016 Annual Minutes as presented, second by Unit 147. Motion carried.

REPORTS:

P Summers reported on projects that were completed the past year: Upgraded the five common buildings with new carpeting, replaced lighting fixtures, painted lobbies and hallways. Brooks Landscaping updated five areas on the complex. Upcoming are paving areas, deck staining and more landscaping improvements.

V Orban of CM reported gutters will be addressed. They will be 6-inch gutters with 6-inch down spouts when replaced. The Board approved replacing 6 catch basins that will be taken care of this year. A new snow plow company has been contracted, Plant & Flower Depot of Watertown,CT. Some unit owners have replaced garage doors. Garage trim will be replaced and painted where needed. Mulching will be done in the Spring.

ELECTION OF BOARD MEMBERS:

M Famiglietti announced there are three 2-year-term Board positions open. Paul Summers and Adam Sycz are seeking re-election. Mike asked for other nominations from the floor.

Bob Milano nominated Lynn Milano, she accepted. Tina Cordani submitted her name for nomination. Mike asked for motion to close nominations. **MOTION** made by Unit 130 to close nominations, second by Unit 52. Motion carried.

BUDGET:

Mike reviewed the Budget for 2018. He stated the total revenue coming in is \$472,680. The Budget remains the same as 2017, some changes were made in the line items. The Association was able to gain substantial savings which will be allocated towards sidewalks, improvements to the property.

BALLOTS:

Ballots were collected and votes were counted. M Famiglietti announced the 2018 Budget was approved. There were no "No" votes.

Paul Summers, Adam Sycz and Lynn Milano were each elected to serve 2-year terms on the Board from 2017 to 2019.

COMMENTS:

Unit 118 questioned unit owner's landscaping. M Famiglietti will check the by-laws and address the question. A unit owner questioned her HO6 policy. Mike suggested unit owners talk with their insurance agency and have a \$5000 deductible coverage in the policy.

V Orban addressed the Maintenance Standards re: empty units. He stated Management should be notified by anyone who notices when a unit is left vacant. This could help prevent any losses caused by lack of maintenance standards , such as thermostats being too low or off, causing water pipes to burst.

ADJOURNMENT:

MOTION made by Unit 130 to adjourn at 7:53 p.m., second by Unit 159. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary