

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS MEETING
837 CHARLES STREET
SEPTEMBER 18, 2013

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:00 p.m. by Connie Hall, President.

Members Present: George Foster, Vice Pres; Paul Summers, Treas; Maryann Delay, Secty;
Joyce Almstedt, Director and Jim Macek, Manager.

Also Present: Unit Owner #65 and Atty Frank G Pilicy of Law Office of Franklin G Pilicy, Watertown,
CT.

The Board went into Executive Session at 6:01 p.m., for discussion with Atty Pilicy, adjourned at 6:43 p.m.

The Board went into Open Session at 6:44 p.m.

OPEN SESSION:

Unit Owner #65 present to observe.

MINUTES:

MOTION made by G Foster to approve August 21, 2013 minutes, second by P Summers, Motion carried.

FINANCIAL REPORT:

J Macek reviewed the Financial Report for period ending August 31, 2013. Asset balance is \$143,483.70.

OLD BUSINESS:

MOTION made by M Delay to accept proposal from Harwinton Paving, Harwinton, CT, to pave Inverrary Court, including driveways, will reline and number parking spots, at a cost of \$33,400. Will build new asphalt walkway in front of Units 121 – 126 at a cost of \$2700, second by P Summers. Motion carried.

MOTION made via email on August 26, 2013 by M Delay to accept V Nanfitto Roofing & Siding Inc., Meriden, CT proposal to roof **Garage 9 – 12 (correction: not 5 – 8 as motioned)** for \$4900 and gutters \$790; roof Garage 31 – 34 for \$4900 and gutters \$790; roof Garage 21 – 26 for \$7350 and gutters \$1140, second by P Summers, vote was approved unanimously. Motion carried.

MOTION made by M Delay to accept Highland Tree LLC, Harwinton, CT proposal to cut down trees. Two located at upper Rockledge Loop and one between Unit 151 and 162 for a cost of \$600, second by G Foster. Motion carried.

NEW BUSINESS:

MOTION made by P Summers to accept proposal, once confirmed, by CT Steam Cleaning, South Windsor, to clean dryer vents at a cost of \$43 per unit, to be paid by Association, then bill to each unit owner. Owner will have option to hire someone else/showing proof, second by G Foster. Motion carried.

MOTION made by P Summers to retain Atty Franklin G Pilicy, Watertown, CT, as attorney for the Association for all legal matters, second by M Delay. Motion carried.

MOTION made by P Summers to engage Atty Pilicy to begin revision of Association's documents. Attorney's fees are \$235 hourly rate, with a cap of \$5,000, second by G foster. Motion carried.

EXECUTIVE SESSION:

The Board went into Executive Session at 8:10 p.m.

ADJOURNMENT:

MOTION to adjourn made by M Delay at 8:20 p.m., second by G Foster. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary