

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
VIA TELECONFERENCE
APRIL 16, 2020 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order 6:00 pm by Paul Summers, President.
Present: Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas. and
Elise Geter of CPM. Absent: Adam Sycz, Dir. The Board moved to Executive Session 6:00 pm The
Board left Executive Session 7:12 pm, moving to Open Session. No unit owners teleconferenced.

OPEN SESSION:

FINANCIAL REPORT:

Financials for March 1 - 31, 2020 were reviewed. Association Liabilities/Equity is \$434,071.67
D Groccia-Lubik stated a capital contribution of \$530, which is received when a condo is sold, was
deposited into Liberty Bank reserve account in March. Her recommendation is: monies should be
deposited under a separate line item. Per Board's request, Elise will establish a separate line item "New
Owner Capital Payments" to be included in monthly income Liberty Bank statement.

It was suggested something be placed in areas directing landscaper not to touch, that owner will do
their own gardening.

MOTION made by M Delay to approve March 12, 2020 minutes, second by P Summers. Motion
carried.

C Hall has a concern re: fertilizing of property that all areas are being covered. Elise will follow up with
The Lawn Company.

P Summers suggested resolving the Berkshire Oval drainage issue in one of two phases. Elise will speak
with vendors, gather more information and report back to the board.

MOTION made by M Delay to deny request from Unit 40 to have an outdoor directional sign be placed
at Bldg 7, second by P Summers. Motion carried.

MOTION made by M Delay to adjourn at 8:18 pm, second by P Summers. Motion carried.
Respectfully submitted.
Maryann Delay, Secretary

MOTION made via email by M Delay Mar 18, 2020 to accept Highland Tree, Harwinton, CT proposal
not to exceed \$5000 to clean/cut trees/ remove rubbish pile: area behind Bldg 12 and along fence
removal area, downhill left side of Baltic, behind BO garage and Bldg 17, Behind TC garage and Bldg 16,
second by C Hall. Motion carried.

MOTION made via email by P Summers Apr 2, 2020 to accept bid from Innovative Lawn, Torrington, CT.
to do Spring street sweeping cost \$1542.08, second by C Hall. Motion carried.

MOTION made via email by M Delay Apr 8, 2020 to accept Quote of \$7401.96 w/tax from Supreme
Forest Products, Southington, CT., to mulch beds and individual units, blow truck 120 yards dark brown
mulch @58 yd, second by P Summers. Motion carried.

