

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
AUGUST 10, 2017 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:35 p.m. by Paul Summers, President.
Present: Connie Hall, Vice Pres.; Lee Murphy, Treas.; Maryann Delay, Secty.; Adam Sycz, Dir.;
Mike Famiglietti and Vendel Orban of CMPM.

OPEN SESSION:

Unit Owners #64 and 53 were present. Unit 64 commented on area near her unit.
#53 had question re: maintenance of potholes/dead trees/lighting.
The Board left Open Session at 6:50 p.m., moving to Executive Session.
The Board left Executive Session at 7:14 p.m., moving to Open Session.

MOTION made by C Hall to approve July 6, 2017 minutes, second by M Delay. Motion carried.

FINANCIAL REPORT:

Financials for July 1-31, 2017 were reviewed. Total Liabilities/Equity is \$354,269.08.

MOTION made by C Hall to deny \$105 reimbursement to Account #0964, second by M Delay. Motion carried.

MOTION made by M Delay to approve management contract with CMPM, Southbury, CT. beginning July 1, **2017** and ending on June 30, **2019** for \$34,039.44 annually, second by C Hall. Motion carried.

MOTION made by P Summers to approve proposal from Quality American Painting, Torrington, CT., to paint unit doors in five common buildings for \$3365 with pre-approval up to \$1000 for casings, second by C Hall. Motion carried.

ADJOURNMENT:

MOTION made by P Summers to adjourn at 8:15 p.m., second by M Delay. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

MOTION made via email June 24, 2017, by P Summers to accept proposal from Trans-Clean Corp., Stratford, CT., to power wash various locations, in the amount of \$5200 + tax, second by M Delay. Motion carried.

MOTION made via email July 17, 2017, by P Summers to approve quote from GNY for our master insurance policy, which includes \$5 million earthquake coverage, annual premium of \$58,765, second by M Delay. Motion carried.

MOTION made via email July 18, 2017, by P Summers to approve Variance Request from Unit 155 to replace two windows, second by A Sycz. Motion carried.

