

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
WEDNESDAY            AUGUST 18, 2021

**CALL TO ORDER:**

The Board of Directors' meeting was called to order at 6:00 pm by Paul Summers, Pres.  
Present: Constance Hall, V-Pres.; Maryann Delay, Secty. and Tim O'Neil of CMPM. Absent: Donna Groccia-Lubik, Treas. and Adam Sycz, Dir. The Board moved to Executive Session at 6:00 pm. The Board left Executive Session at 6:30 pm, moving to Open Session. Present: Unit Owner 99.

**OPEN SESSION:**

Unit 99 stated her deck flooring is in good condition, doesn't want flooring replaced. She feels her porch is in need of repair. Management will assess. She claims pine tree in front of her unit is dying.

**FINANCIAL REPORT:**

Financials for July 1-31, 2021 were reviewed. Association Liabilities/Equity are \$512,024.32

**MOTION** made by P Summers to approve July 21, 2021 minutes, second by C Hall. Motion carried.

**MOTION** made by P Summers to approve Proposal to Modify from Unit 157 to replace two rear windows by Home Depot, second by M Delay. Motion carried.

**MOTION** made by P Summers to approve Proposal to Modify from Unit 130 to replace three front windows and replace front window screen by Northeastern Replacement Window & Door, Torrington, CT, second by C Hall. Motion carried.

At this point, Unit 99 reported one of the light bulbs on the solar light mounted on left side of Building 14, is facing downward. It needs to be adjusted. Unit 99 left the meeting at 7:41 pm.

**MOTION** made by M Delay to leave Open Session at 7:42 pm, moving to Executive Session, second by C Hall. Motion carried.

**MOTION** made by M Delay to adjourn at 7:49 pm, second by P Summers. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made by P Summers via email 7/30/21 to approve Soundworks contract to install smoke detectors in each hall closet located in the five common buildings, cost of \$3000, second by M Delay. Motion carried.

**MOTION** made by P Summers via email 8/10/21 to approve Premiere Painting, Prospect, CT Estimate to repair/paint corner area in bedroom ceiling of Unit 51, cost \$1,383.98, second by D Groccia-Lubik. Motion carried.