

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
AUGUST 8, 2019 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:20 pm by Paul Summers, President. Present: Connie Hall, V-Pres.; Adam Sycz, Director and Elise Geter of CPM. Absent: Maryann Delay, Secty. The Board moved to Executive Session at 6:20 pm. The Board left Executive Session at 6:30 pm, moving to Open Session. Unit Owners 18, 65, 70, 75, 93, 94, 107, 131 and 159 were present.

OPEN SESSION:

Unit 75 commented on the weeding, cleaning of dryer vents and potholes. The weeding and potholes are in process of being resolved. Re: dryer vent cleaning, she will hire another company. Unit 18 commented on her front stoop/stair, small roof over door, motion sensor light and extending sidewalk. Unit 131 commented on solar lights, gutters and shutters. Unit 94 commented on dryer vent cleaning, she will hire another company. Unit 107 questioned status of her variance request to install an awning. She will send license and insurance so board can approve. Unit 65 commented on the weeding, visitor parking, gas tanks. Unit 159 commented on parking spots, gutters, condition of area in general, shutters, mailbox, drainage, air conditioner. She and Elise will meet 8/9/2019.

MOTION made by P Summers to approve Proposal from Unit 107 to have a Sun Setter awning installed, with understanding owner will submit license and insurance information from installer, Eric's Awning, LLC, Southbury, CT., second by C Hall. Motion carried.

MOTION made by C Hall to have Lenore Murphy fill the vacancy on the board left by Lynn Milano until the next Annual Home Owners' Meeting, second by P Summers. Motion carried.

MOTION made by C Hall to approve July 11, 2019 minutes, second by A Sycz. Motion carried.

FINANCIAL REPORT:

Financials for July 1-31, 2019 were reviewed. Association's Liabilities/Equity is \$425,383.13

MOTION made by C Hall to accept bid from Trans-Clean, aka Fleetwash, Stratford, CT. of \$3200 + tax, to power wash designated areas of complex, second by A Sycz. Motion carried.

MOTION made by C Hall to accept proposal from SVL, LLC, Avon, CT. to weed the garden beds of each building at \$175 per building, second by A Sycz. Motion carried.

MOTION made by C Hall to adjourn at 7:40 pm., second by A Sycz. Motion carried.

Respectfully Submitted,
Constance Hall, Acting Secretary

MOTION made by M Delay via email 6/26/2019 to approve Highland Tree, Harwinton, CT. bid to grind stumps, roots, soil, seed and hay designated areas, second by P Summers. Motion carried.

MOTION made by M Delay via email 7/24/2019 to approve Proposal from Unit 87 to have Torrington Water Co. replace wiring from interior meter to exterior meter for quarterly meter readings at no cost to Association, second by P Summers. Motion carried.

MOTION made by M Delay via email July 12, 2019 to approve Proposal from Unit 136 to install front storm door, second by C Hall. Motion carried.

MOTION made by M Delay via email 7/15/2019 to approve Proposal from Unit 81 to replace 4 windows by Castle Windows, Mount Laurel, NJ, second by A Sycz. Motion carried.

MOTION made by P Summers via email 8/5/2019 to approve Proposal from Unit 116 to repair chimney/fireplace by Safeside Chimney and Duct Cleaning, Hartford, CT., second by A Sycz. Motion carried.

MOTION made by M Delay via email 8/6/2019 to approve Proposal from Unit 93 to repair chimney/fireplace by Certified Chimney Sweeps of CT, Prospect, CT, second by A Sycz. Motion carried.