

THE FAIRWAYS AT TORRINGTON  
BOARD OF DIRECTORS' MEETING  
St Paul's Lutheran Church, 837 Charles St, Torrington CT  
Thursday, July 18<sup>th</sup>, 2024

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 pm by Connie Hall, Vice President.  
Present: Paul Summers, President; Gina Profita, Secretary; Donna Groccia-Lubik, Treasurer, Helen Finello, Director and Darrell Burne of CMPM.

The Board moved to Executive Session at 6:00 pm.  
The Board left Executive Session at 6:33 pm moving to Open Session.

Unit Owners Present Via Zoom:  
#65 Rockledge Loop

OPEN SESSION:

Management Report: Total Reserves as of June 30<sup>th</sup>, 2024, is \$390,889.98

Motion Made by Connie Hall to approve June 20<sup>th</sup>, 2024, meeting minutes, second by Helen Finello,  
Motion Carried.

Motion Made by Donna Groccia-Lubik to approve the proposal from Reserve Advisors in the amount of \$4,650.00 maximum for level 1 reserve study, second by Connie Hall, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve the recent revised insurance quote from GNY totaling \$134,081.00, second by Gina Profita, Motion Carried

Motion Made by Donna Groccia-Lubik to retroactively approve Unit 113 Berkshire Oval proposal to modify with a striped awning over the patio as a one-time grandfather clause, do to extenuating circumstances, second by Connie Hall, Motion Carried

Motion Made by Gina Profita to approve the proposal from Weathertite for Work Order #3129 for Unit 96 Berkshire Oval, in the amount of \$200.00 to remove all debris from gutters and downspout, refasten and reseal gutters as needed, remove all debris upon completion, second by Connie Hall, Motion Carried

Motion Made by Gina Profita to approve the proposal from Weathertite for Work Order #3160 for Unit 155 Cypress Court, to clean front right gutter and refasten and reseal as needed, 151 Cypress Court is also included in this work order to install new gutter on front left of main roof, remove all debris upon completion, total amount \$250.00, second by Connie Hall, Motion Carried

Motion Made by Connie Hall to adjourn the board meeting at 7:47pm, second by Gina Profita, Motion Carried

Motion Made via email on July 30<sup>th</sup>, 2024, by Paul Summers to approve the proposal from Quality American Painting in the amount of \$1,080.00 to scrap, sand, clean, prime and apply two coats of paint to garage doors 17, 18 and 124. The front door of 105 Berkshire Oval, to be sanded, cleaned, and apply two coats of paint, second by Connie Hall, Motion Carried

