

THE FAIRWAYS AT TORRINGTON  
**REGULAR** BOARD OF DIRECTORS' MEETING  
837 CHARLES STREET  
FEBRUARY 17, 2022 THURSDAY

**CALL TO ORDER:**

The Board of Directors' meeting was called to order at 6:00 pm by P Summers, President.  
Present: Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas.;  
Gina Profita, Dir.; Paul Barba and Mike Famiglietti of CPM. The Board moved to Executive Session at  
6:00 pm. The Board left Executive Session at 6:30 pm, moving to Open Session.

**OPEN SESSION:**

Unit owners present VIA ZOOM: Units 31 and 105. Present: Unit 17. Unit 17 thanked the  
Board for following through with Innovative Lawn & Landscaping and commented on the agenda. Unit  
105 commented on the parking spaces

**MOTION** made by M Delay to approve January 20, 2022 minutes, second by C Hall. Motion carried.

**FINANCIAL REPORT:**

Financials for January 1-31, 2022 were reviewed. Association Liabilities/Equity are \$415,452.06  
D Groccia-Lubik questioned the \$530 Capital Contribution postings process. Mike F stated when the  
contribution is received, it is deposited into Association's cash account and then transferred into the  
4110 Capital Contribution Account.

The Board left Open Session, moving to Executive Session at 7:18 pm. The Board left Executive  
Session, moving to Open Session at 7:42 pm.

**MOTION** made by M Delay to approve 2022 fertilizer bid from TruGreen Commercial, Rocky Hill, Ct.,  
for \$10,121.50, second by C Hall. Motion carried.

**MOTION** made by M Delay to adjourn at 7:47 pm, second by G Profita. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made by M Delay via email 2/6/2022 to approve Unit 105 Proposal to remove/replace a set of  
windows in the living room and a set of windows in the bedroom, to be installed by James Pescatore,  
Torrington, second by D Groccia-Lubik. Motion carried.