

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
FEBRUARY 6, 2020 THURSDAY

CALL TO ORDER:

The Board of directors' meeting was called to order at 6:00 pm by Paul Summers, President. Present: Constance Hall, V-Pres.; Maryann Delay, Sec.; Donna Groccia-Lubik, Treas.; Adam Sycz, Dir. and Elise Geter of CPM. The Board moved to Executive Session at 6:00 pm. The Board left Executive Session at 6:55 pm, moving to Open Session. No unit owners were present.

OPEN SESSION:

**MOTION** made by M Delay to approve December 5, 2019 minutes, second by P Summers. Motion carried.

FINANCIAL REPORT:

Financials for January 1-31, 2020 were reviewed. Association Liabilities/Equity is \$425,618.25 D Groccia-Lubik questioned status of 2017 and 2018 audits. Elise reported auditors stated they will have reports shortly.

**MOTION** made by P Summers to approve proposal from Eastside Electric, Harwinton, CT. to install Owners Meter on BACK of Units 127 and 121. Panels will be installed and RAB LED Fixtures will be mounted to shine on parking areas located on Inverrary Ct and Spyglass Ct. Cost \$3,739.27 PER building. Plus a maximum cost \$2200 PER building for Option 1: RAB 62 Watt or cost \$2040 PER building for Option 2: RAB 55 Watt. The Board will go with the option Eastside Electric recommends. Taxes are included. Second by C Hall. Motion carried.

**MOTION** made by M Delay to approve Proposal to Modify made by Unit 121, accompanied with a doctor's note. Owner requests a Visitor space on Inverrary Ct. be assigned to #121 and change space #121 on Tamarack Ct to Visitor space. Unit owner will be responsible for financial cost to make these changes now and upon sale of unit, thus returning spaces back as original. Second by D Groccia-Lubik. Motion carried.

**MOTION** made by P Summers to reschedule monthly board meetings for 2020: March 12, April 16, May 14, Jun 11, Jul 16, Aug 13, Sep 17, Oct 15, Nov 12, Dec 17, second by M Delay. Motion carried.

**MOTION** made by M Delay to adjourn at 8:10 pm, second by P Summers. Motion carried.  
Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made via email by P Summers 12/10/2019 to approve estimate from Greene Services, New Hartford, CT., to repair Unit 136 due to water damage, cost \$7,151.68, second by M Delay. Motion carried.

**MOTION** made via email by M Delay 1/13/20 to accept Highland Tree, Harwinton, CT. bid to remove, clean up fallen limbs in various locations, cost \$800, second by C Hall. Motion carried.

PLEASE NOTE JANUARY 9, 2020 BOARD MEETING WAS CANCELLED. NO QUORUM.

