

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
JANUARY 11, 2018 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 p.m. by Paul Summers, President. Present: Constance Hall, Vice Pres.; Maryann Delay, Secty.; Lynn Milano, Treas.; Adam Sycz, Dir.; Mike Famiglietti and Vendel Orban of CM Property Mgmt. The Board moved to Executive Session at 6:00 p.m. The Board left Executive Session at 6:30 p.m., moving to Open Session.

OPEN SESSION:

MOTION made by M Delay to approve December 7, 2017 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

Financials for December 1 – 31, 2017 were reviewed. Total Liabilities/Equity is \$372,006.63 (AT 7:05 P.M., UNIT OWNERS #127 AND 128 ENTERED THE MEETING ROOM)

Unit 127 commented on her garage issue. CM will set up temporary barriers.

Unit 128 commented on the snow plowing and expressed an idea of a "point person" per building.

OLD BUSINESS:

MOTION made by M Delay to accept Eastside Electric, Inc., Harwinton, bid to install LED flood light on peak of garage to illuminate stairs at rear of Spyglass Ct, cost \$312, second by A Sycz. Motion carried.

MOTION made by M Delay to accept Certified Chimney Sweeps of Ct, Prospect, bid to inspect fireplaces, cost \$35 each, to be paid by Association, second by C Hall. Motion carried.

MOTION made by P Summers to approve CM Property purchasing/installing LED bulbs, not to exceed \$10 per bulb, up to 16 bulbs at Tamarack Ct, Spyglass Ct and Inverrary Ct, installation cost \$300, and add solar flood lights, areas to be determined, second by M Delay. Motion carried.

MOTION made by P Summers to amend previous motion to include cost of solar flood lights to be \$60-\$75 per fixture, areas to be determined, and installed by CM Property, second by C Hall. Motion carried.

ADJOURNMENT:

MOTION made by M Delay to adjourn at 7:55 p.m., second by A Sycz. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

MOTION made via email 12/9/17 by P Summers to approve one-year Brooks Landscaping LLC, Bethlehem, CT, contract of \$17,055, second by M Delay. Motion carried.

MOTION made via email 12/11/17 by P Summers to accept Highland Tree, LLC, Harwinton, bid to clean areas across from Bldg 1, lower Rockledge stop sign and right side of Baltic downhill for \$1500, second by C Hall. Motion carried.

MOTION made via email 12/11/17 by P Summers to approve Variance Request from Unit 150 to have new windows installed by Bantam Wesson, Waterbury, second by A Sycz. Motion carried.

APPROVAL was given 12/14/17 to Unit 110 to replace garage door by Pearson Door LLC, Torrington.

