

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
WEDNESDAY JULY 21, 2021

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 p.m. by Paul Summers, Pres.
Present: Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas. and Tim O'Neil of CMPM. Absent: Adam Sycz, Dir. The Board moved to Executive Session at 6:00 p.m. for two hearings. Acct 0961 appeared before the Board after receiving a notice of hearing re: noncompliance of Ct. leash law. The Board can send a fine letter if there is another occurrence for noncompliance, the amount of fine would be determined by the Board. Acct 0526 failed to appear for hearing. The Board left Executive Session at 6:45 p.m. moving to Open Session.

OPEN SESSION:

MOTION made by C Hall to approve June 16, 2021 minutes, second by M Delay. Motion carried.

FINANCIAL REPORT:

Financials for June 1-30, 2021 were reviewed. Association Liabilities/Equity are \$504,418.77
Nine units were charged a \$20 late fee each by Certified Chimney for not having their fireplace inspected on specific dates and will be sent a bill back notice by the Association. The 18 unit owners who have not had their fireplace inspected will be sent hearing notices.
D Groccia-Lubik will contact George Follini, Jr., CPA, for status of Association's 2020 audit.

MOTION made by P Summers that Acct 0526, upon failing to appear for violation hearing re: replacing front storm door, be fined \$10 daily beginning 7/21/21 until violation is corrected. If violation is corrected by 8/18/21, the fine will be rescinded, second by C Hall. Motion carried.

MOTION made by P Summers to reimburse Unit 45 \$725.61 for snaking/camera work done to sewer line at Bldg 7 by American Rooter and BW Home Services, second by D Groccia-Lubik. Motion carried.

MOTION made by P Summers to amend Motion approved via email on 7/17/21 for Old World Builders, Woodbury, CT to adjust contract price from \$2520 to \$2880, to add Unit 96 (1) post, second by C Hall. Motion carried.

The Fairways Condo Association, Inc.'s insurance will be renewed by GNY for the 2021-2022 year, cost \$89,819, an increase of \$4566 over last year.

MOTION made by P Summers to approve PFD, Watertown, CT. proposal to repair sewer line at Bldg 7 cost \$1250 + tax; remove large arborvitae by its root at Unit 81 cost \$175 + tax; remove shrub by its root at Unit 14, not to exceed \$75 + tax, second by C Hall. Motion carried.

MOTION made by M Delay to adjourn at 8:23 p.m., second by C Hall. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

MOTION made by M Delay via email 6/28/21, to approve Proposal from Unit 155 to have 3 bushes

removed by Innovative Lawn & Landscaping at her expense, second by P Summers. Motion carried.

MOTION made by C Hall via email 7/1/21, to approve Proposal from Unit 44 to install a rain shield above outside deck by self, second M Delay. Motion carried.

MOTION made by P Summers via email 7/17/21 to approve contract by Old World Builders of Ct to replace 7 posts: Unit 39(1), 43(1), 124(1), 130(1), 131(2) and 132(1), cost \$2520, second by C Hall. Motion carried.