

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
237 CHARLES STREET
JUNE 11, 2019 TUESDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 pm by Paul Summers, President. Present: Constance Hall, Vice Pres.; Maryann Delay, Secty.; Adam Sycz, Dir.; Mike Famiglietti and Elise Geter 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. Unit Owners 99 and 121 were present.

OPEN SESSION:

Unit 121 commented on lawn area on side of her unit, solar light and concrete stairs in front of unit. Unit 99 commented on mice control and her side porch. Mike will go to Units 99 and 121 after meeting and report findings.

The Board left Open Session at 6:45 pm, returning to Executive Session. The Board left Executive Session at 7:33 pm, returning to Open Session.

MOTION made by M Delay to approve May 2, 2019 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

Financials for May 1-31 were reviewed. Association's Liabilities/Equity are \$395,388.71

MOTION made by M Delay to accept three(3)-year contract from CM Property Management of Southbury, CT. to run from July 1, 2019 through June 30, 2022, cost \$35,069.76 annually, second by C Hall. Motion carried.

MOTION made by M Delay to approve Proposal to Modify from Unit 115 to install Sunsetter 15'-awning by Valley Fireplace & Stove, Canton, CT., second by C Hall. Motion carried.

MOTION made by C Hall to approve Proposal to Modify from Unit 151 to do renovations by Four Star Const., Torrington, CT., second by P Summers. Motion carried.

MOTION made by C Hall to approve Variance Request from Unit 119 to install backyard privacy fence, remove bush by David Horvath, second by A Sycz. Motion carried.

MOTION made by P Summers to accept bid from CSC Hood & Duct, South Windsor, CT., to clean 162 dryer vents at \$35 each, costing \$5670; and replace dryer caps as needed cost approximately \$35 plus, per cap, all to be billed back to owner, second by M Delay. Motion carried.

MOTION made by M Delay to accept four(4) following bids from 4MD Const., Shelton, CT.

BID EST. #6360 to remove one layer of siding, install flashing then pour layer of concrete on top of existing slab, Cost: \$1500 at 21 St Andrews Close.

BID EST. #6607 to remove paved patching at garage door entrance, pour concrete, level; resurface the concrete 3 feet area beginning at garage entrance and repair the retaining wall near the road, costing \$670 at 20 St Andrews Close.

BID EST. #6608 to install blue stone stairs in front of Bldg 7, cost \$8,255 on Rockledge Loop.

BID EST. #6609 to install blue stone on stoop in front of Bldg 9, cost \$1500.

Total \$11,925, second by A Sycz. Motion carried.

MOTION made by C Hall to adjourn at 8:10 pm, second by A Sycz. Motion carried.

Respectfully submitted,
Maryann Delay

MOTION made via email on May 26, 2019, by P Summers to allow a tag sale as part of the City-wide tag sale event on June 15, 2019, from 9 am to 2 pm, second by C Hall. Motion carried.

MOTION made via email on May 31, 2019, by M Delay to accept Highland Tree, Harwinton, CT. bid of \$5100 to remove trees/shrubs/clean up Baltic, second by P Summers. Motion carried.

MOTION made via email on June 4, 2019, to accept SVL, LLC, Avon, CT. bid of \$1944.91 to install topsoil, grass seed, fertilizer, rake and straw at new curbing on Baltic Road, second by M Delay. Motion carried.

MOTION made via email on June 4, 2019, to accept Eagle Fence and Guardrail, Plainville, CT. bid of \$3669.07 to remove, demo/dispose existing 236' fence and replace with 144' new 3-rail locust post and rail fence behind Bldg 12, second by C Hall. Motion carried.