

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
WEDNESDAY JUNE 16, 2021

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 pm 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 pm.
The Board left Executive Session at 6:38 pm, moving to Open Session. No unit owners present.

OPEN SESSION:

MOTION made by M Delay to approve May 19, 2021 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

Financials for May 1-31, 2021 were reviewed. Association Liabilities/Equity are \$499,944.26
D Groccia-Lubik questioned the Capital Contribution Acct 44000 balance of \$2120. There were five
2021 Resales, and only four deposits of \$530 each made in Acct. 44000. Donna suggests 44RL is
missing. Tim will get clarification from the office. Donna stated the dryer vent cleaning figure
needs to be removed from Maintenance Expense Account 62057 and remain in line item 43900.
Donna requested status of 2020 audit.

MOTION made by P Summers to approve Proposal from Unit 121 to install a window air conditioner
provided a bracket be installed and a doctor's note be submitted stating medical necessity, second by
D Groccia-Lubik. Motion carried.

MOTION made by D Groccia-Lubik to approve Soundworks & Security LLC, Torrington, CT to install a
Document Cabinet in Building 6, 7, 8, 9 and 12, cost \$178.85 each and five Circuit Breaker Locks, cost
\$26.50 each, for a total cost of \$1027, second by C Hall. Motion carried.

MOTION made by P Summers to approve proposal from Roadmaster Paving & Sealing, LLC, Brookfield,
CT to pave two areas on Rockledge Loop: Parking Lot located between Bldgs 5 and 6, cost base
amount of \$10,489 + applicable tax and pave parking spaces in front of Bldg 5, which the contractor is
waiving his \$2500 fee, second by M Delay. Motion carried.

MOTION made by P Summers to approve proposal from Roadmaster Paving & Sealing LLC, Brookfield,
CT to pave 22800 sq feet beginning at bottom of hill near Baltic Road dumpster and include all of lower
Berkshire Oval, plus 1150 linear curbing for base amount of \$39,500 + applicable tax, contractor is
waiving his fee to pave driveways # 152, 153, 155 and 156, second by C Hall. Motion carried.

MOTION made by P Summers to amend Motion approved on May 19,2021 for Roadmaster Paving &
Sealing, LLC, to adjust contract price of \$54,712 to \$44,300, second by D Groccia-Lubik. Motion
carried.

MOTION made by M Delay to adjourn at 7:46 pm, second by P Summers. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary