

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
JUNE 16, 2022 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, Secty.; Donna Groccia-Lubik, Treas.; Gina Profita, Dir. and Darrell Burne of CMPM. The Board moved to Executive Session at 6:00 pm. The Board left Executive Session at 6:34 pm, moving to Open Session.

**OPEN SESSION:**

Present: Units 15 and 18 and Units 31 and 105 via Zoom. Unit 15 commented on placement of grills. Unit 18 reported a hole behind Bldg 4, overhang above front door, drainage at front walkway. Darrell will check issues. Unit 105 commented on removal of dumpster fences and a parked trailer. Unit 31 inquired of a tree removal. Vendor will notify.

**MOTION** made by M Delay to approve May 19, 2022 Minutes, second by G Profita. Motion carried.

**FINANCIAL REPORT:**

May 1-31, 2022 financials were reviewed. Association Liabilities/Equity are \$489,492.28. D Groccia-Lubik requests unit numbers/names be added to Acct #4110-00 Capital Contribution list.

**MOTION** made by D Groccia-Lubik to approve CMPM of Southbury,CT Agreement for one year, beginning July 1, 2022, ending June 30, 2023, cost \$36,936, second by G Profita. Motion carried.

**MOTION** made by C Hall to approve new rule amendment for grills, second by G Profita. Motion carried.

**MOTION** made by D Groccia-Lubik to approve new rule amendment concerning air conditioning brackets, second by C Hall. Motion carried.

**MOTION** made by M Delay to approve Weathertite Roofing, Bethlehem, CT proposal to remove and replace 6" gutters/3"x4" downspouts on entire Bldg 19, cost \$5522, second by C Hall. Motion carried.

**MOTION** made by C Hall to waive \$25 late fee for Acct. 15107, second by G Profita. Motion carried.

The Board left Open Session at 7:20 pm, moving to Executive Session. The Board left Executive Session at 7:45 pm, moving to Open Session.

**MOTION** made by D Groccia-Lubik to approve Unit 8 Proposal to install a mini-split system for AC by Fritz Air, LLC, Torrington, CT, second by G Profita. Motion carried.

**MOTION** made by C Hall to disapprove Unit 105 Proposal to move parking space, second by M Delay. Motion carried.

**MOTION** made by C Hall to disapprove Unit 117 Proposal to plant a weeping cherry tree, second by M Delay. Motion carried.

**MOTION** made by C Hall to adjourn at 8:20 pm, second by G Profita. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made by C Hall via email 5/31/2022 to approve Proposal from Highland Tree, Harwinton, CT. to do tree work throughout the property, cost \$6400 +/-, second by M Delay. Motion carried.