

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
WEDNESDAY MAY 19, 2021

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:11 pm by Paul Summers, Pres.
Present: Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas. via Zoom;
Adam Sycz, Dir. via Zoom and Tim O'Neil of CMPM. The Board moved to Executive Session at 6:11 pm
for a hearing. The Board left Executive Session at 6:30 pm, moving to Open Session. Present: Unit
Owner 134

OPEN SESSION:

Unit Owner 134 commented on dumpster fencing, front bank of Bldg 20, street signs and speed
bumps. He expressed his appreciation to the Board and Tim for their involvement.

MOTION was made by C Hall to approve April 21, 2021 minutes, second by M Delay. Motion carried.

FINANCIAL REPORT:

Financials for April 1-30, 2021 were reviewed. Association Liabilities/Equity are \$483,067.96

OLD BUSINESS:

Tim will send certified letters to unit owners with problematic chimneys discovered during the
fireplace inspections thus far.

Re: the \$5.32 balance due for dryer vent cleaning cost, each owner will be billed back.

A notice will be sent re: chimney inspection date for June 17, 2021. A \$20 charge will be billed
by Certified Chimney Sweeps to owners who failed to sign up for prior designated inspection dates.

NEW BUSINESS:

MOTION made by D Groccia-Lubik to approve Old World Builders of CT, Woodbury, contract to replace
10 deck floorings with Trex located on Bldg 15, total cost \$18,850, second by C Hall. Motion carried.

MOTION made by M Delay to approve Architectural Concrete Design & Construction, Middlebury, CT
estimate to remove/replace 8 sections of concrete on sidewalk front of Bldg 3 and remove/replace 1
section of concrete front of Bldg 4 staircase, cost total \$3620, second by C Hall. Motion carried.

MOTION made by P Summers to accept Soundworks & Security LLC, Torrington, CT estimate for Central
Station Alarm Monitoring yearly cost \$3700 + tax (\$740 X 5 bldgs) and forego first year of Fire Alarm Test
and Inspection cost of \$1250, second by A Sycz. Motion carried.

MOTION made by P Summers to approve proposal from Roadmaster Paving & Sealing LLC, Brookfield,
CT to pave portions of upper Rockledge Loop roadway and two parking lots at a cost of approximately
\$54,712, second by D Groccia-Lubik. Motion carried.

MOTION made by M Delay to adjourn meeting at 7:47 pm., second by P Summers. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

MOTION made by M Delay via email 5/6/2021, to approve proposal from Innovative Lawn &
Landscape, Torrington, to install lawn on slopes in front of Bldg 12, cost \$1200. On 5/6/2021 via email,
P Summers moved to amend Motion to add proposals from Innovative Lawn & Landscape to repair
drainage at St Andrews for \$3400 and to add landscaping at Tamarack Ct for \$1800, voting yes for all
three proposals, second by D Groccia-Lubik. Motion carried.

