

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
MAY 19, 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.; Donna Groccia-Lubik, Treas.; Gina Profita, Dir. and Darrell Burne of CPM. Absent: Maryann Delay, Secty. The Board moved to Executive Session at 6:00 pm. The Board left Executive Session at 6:30 pm, moving to Open Session.

**OPEN SESSION:**

Present: Unit 53. Units 8, 17, 39, 145 via Zoom. Unit 53 inquired when lines/parking numbers would be painted. Darrell said job is scheduled for mid-June. Unit 145 commented on height of grass. Darrell stated Landscaper being careful grass doesn't burn if cut too short. Unit inquired if roads will be swept. The board will discuss. Commented on mulching. C Hall stated areas with pine trees don't get mulched, pine needles fall, covering the mulch within a week. Unit 17 commented on area in front of Building 4, inquired about a mulching schedule and requests unit owners receive an agenda. Unit 39 commented on condo fees. Unit 8 asked status re: proposal to install a mini-air conditioning system. Darrell will come to check property for space.

**MOTION** made by D Groccia-Lubik to approve April 21, 2022 Minutes, second by C Hall. Motion carried.

**FINANCIALS REPORT:**

Financials for April 1-30, 2022 were reviewed. Association Liabilities/Equity are \$466,555.14

**MOTION** made by C Hall to approve Unit 83 Proposal to replace all windows on ground floor by J Wozniak Siding & Windows, Litchfield, CT, second by G Profita. Motion carried.

**MOTION** made by C Hall to approve Unit 69 Proposal to install window air-conditioner supported by window brackets, by self, second by G Profita. Motion carried.

**MOTION** made by P Summers to adjourn at 8:15 pm, second by C Hall. Motion carried.

Respectfully submitted,  
Constance Hall, Acting Secretary

**MOTION** made by P Summers via email 5/3/2022 to approve replacing 3 dumpsters with metal doors: 1 on Spyglass, 1 on Inverrary and 1 on Tamarack, by USA, cost \$250 each, second by D Groccia-Lubik. Motion carried.

**MOTION** made by M Delay via email 5/5/2022 to approve Supreme Forest Products proposal for 75 yards of mulch at \$65 a yard, second by C Hall. Motion carried.