

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
NOVEMBER 17, 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. and Darrell Burne of CMPM.
Absent: Maryann Delay, Secty. and Gina Profita, Director. The Board moved to Executive Session at 6:00pm. for four hearings. Acct 20136 states he now uses cruise control while on property. Acct 0637 is better aware and respectful of noise level. Acct 1495 corrected the violation. Acct 1292 did not appear for hearing violation. The Board left Executive Session at 6:30 pm, moving to Open Session.

OPEN SESSION:

MOTION made by D Groccia-Lubik to approve October 20, 2022 Minutes, second by C Hall. Motion carried.

MOTION made by Constance Hall for current officer positions to remain as is, second by D Grocci-Lubik. Motion carried.

Paul Summers, President; Constance Hall, Vice-President; Donna Groccia-Lubik, Treasurer, Maryann Delay, Secretary and Gina Profita, Director-At-Large.

Positions now being held by Paul Summers, Donna Groccia-Lubik and Gina Profita will expire in 2023. Constance Hall and Maryann Delay will each hold two-year term from 2022 to 2024

FINANCIAL REPORT:

October 1-31, 2022 financials were reviewed. Association Liabilities/Equity are \$472,925.84

MOTION made by D Groccia-Lubik to waive \$157.92 charged to Acct 0855 for bill back work, second by C Hall. Motion carried.

MOTION made by C Hall to approve \$6490 + tax quote from Affordable Powerwash LLC, Prospect, CT. to powerwash gutters for entire complex, second by D Groccia-Lubik. Motion carried.

MOTION made by D Groccia-Lubik to approve the amended language made to the Collection/Foreclosure Policy, second by C Hall. Motion carried.

MOTION made by D Groccia-Lubik to approve The Fairways at Torrington Association, Inc. Board of Directors 2023 Meeting Schedule for third Thursday of the month, second by C Hall. Motion carried.

The Board left Open Session at 7:15 pm, moving to Executive Session.

MOTION made by C Hall to adjourn at 7:30 pm, second by D Groccia-Lubik. Motion carried.

Respectfully submitted,
Constance Hall, Acting Secretary

MOTION made via email 11/16/2022 by P Summers to approve Proposal from Unit 138 to replace present windows by Burrell Construction, Scranton, PA, second by D Groccia-Lubik. Motion carried.