

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
NOVEMBER 22, 2021 MONDAY

**CALL TO ORDER:**

The Board of Directors' meeting was called to order at 6:00 pm by P Summers, President.  
Present: Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas.; Gina Profita, Dir. and Paul Barba and Tony Benedetto of CMPM. The Board moved to Executive Session. At this point, Unit 134 entered the meeting, delivered a list of concerns and departed. The Board left Executive Session, moving to Open Session at 6:30 pm.  
Present via Zoom: Unit 7 commented on bear mess at dumpster and door missing. USA will be called.

**OPEN SESSION:**

**MOTION** made by M Delay to approve October 20, 2021 minutes, second by C Hall. Motion carried.

**FINANCIAL REPORT:**

Treasurer D Groccia-Lubik reported on capital reserves.

Financials for October 1-31, 2021, were reviewed. Association Liabilities/Equity are \$531,632.28

In November 2021, Quality American Painting, Torr., CT. refurbished the vents in need on Fairways complex. On 12/17/20, the Board approved his bid to prep, paint vents, cost \$4960. In November 2021, Quality refurbished 122 vents, adjusting his cost to \$3650. Unit owners will be billed back.

**MOTION** made by P Summers for current officer positions to remain as is, second by G Profita. Motion carried.

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

Paul Summers, Donna Groccia-Lubik and Gina Profita will each hold a two-year term from 2021 to 2023. Positions now being held by Constance Hall and Maryann Delay will expire in 2022.

The Board left Open Session at 7:30 pm, moving to Executive Session.

**MOTION** made by M Delay to adjourn at 7:45 pm, second by C Hall. Motion carried.  
Respectfully Submitted,  
Maryann Delay, Secretary

**MOTION** made by P Summers via email 11/9/21 to approve Estimate from Innovative Lawn & Landscaping to top soil, seed new curblines areas of Rockledge Loop and Berkshire Oval, cost \$5800, second by G Profita. Motion carried.

**MOTION** made by C Hall via email 11/10/21 to approve Proposal from Eastcoat Pavement, Westbrook, CT. to paint lines/numbers throughout Fairways, cost \$6,020, second by M Delay. Motion carried.

**MOTION** made by P Summers via email 11/11/21 to approve Estimate from New Hartford Electric, Winchester, CT. to replace 3 solar lights and realign 1 solar. The solar lights will be purchased by the

Association. Estimated cost for one day labor charge \$680, if less than 4 hours a minimum cost of \$85 per hour with additional \$65 show-up charge, second by D Groccia-Lubik. Motion carried.

**MOTION** made by M Delay via email 11/15/21 to approve Proposal from Quality American Painting, Torr., CT, to check all buildings and clean gutters, cost \$2000, second by P Summers. Motion carried.