

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
OCTOBER 20, 2021 WEDNESDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:40 pm by T McNeil of CMPM.
Present: Paul Summers, Pres.; Constance Hall, V-Pres.; Maryann Delay, Secty.; Donna Groccia-Lubik, Treas.; and Gina Profita, Dir.

OPEN SESSION:

FINANCIAL REPORT:

Financials for September 1-30, 2021 were reviewed. Association Liabilities/Equity are \$512,069.47

MOTION made by P Summers to approve September 27, 2021 minutes, second by C Hall. Motion carried.

Tim reviewed the work orders and manager's report.

Tim asked for comments from the floor. Unit 131 commented on her deck railing. Tim will follow up. Unit 17 was curious about the smoking policy. Paul stated the Association did a survey in the past to see if owners were interested in a smoking ban in certain areas. The comments came back owners were not in favor of any ban. Unit 17 commented on there being a long-range capital spending plan, an emergency evacuation and notification system, replacing trees, a community garden, a community dog run, a charging station for electric vehicles, ecologically sound and biodiverse landscaping. She spoke of long-range ideas being part of annual meetings, encourage owner participation and email response times. Paul stated committees could be formed if community shows an interest.

Donna explained the break down of how the \$265 monthly condo fees are spent. She stated the bulk of the common charges, \$150, are spent equally on snow removal, insurance and landscaping. The next step, \$100 or so, are spent equally on general maintenance, capital projects and the reserves. She stated the Association tries to keep the common charges where they are, and put monies in the reserve for future projects.

Paul stated the Board is aware of the paving situation and drainage problems.

The Board left Open Session at 7:17 pm, moving to Executive Session.

MOTION made by M Delay to adjourn at 7:49 pm, second by P Summers. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

MOTION made by D Groccia-Lubik via email 9/30/21 to take \$100,000 from Liberty Bank, Middletown, CT., and place in four different ladder CD's with maturity of 4 wks, 13 wks, 26 wks and 52 wks, and take balance from reserve account \$158,000 and open a Money Market reserve account, retain \$75,000 in operating checking account (effectively closing Liberty Bank account and transferring to CIT Bank). Two Board members: C Hall and D Groccia-Lubik, and two CM Mgmt members be given online access, second by P Summers. Motion carried.

MOTION made by M Delay via email 10/4/21 to approve estimate from Premiere Painting and Services, Prospect, CT. to repair/paint two bedroom walls in Unit 55 caused by water damage, cost \$510.40, second by P Summers. Motion carried.

MOTION made by M Delay via email 10/4/21 to approve Proposal to Modify from Unit 155 to replace three upper windows by Jim Pescatore Home Improvement, Torrington, CT., second by P Summers. Motion carried.

MOTION made by M Delay via email 10/6/21 to approve Proposal to Modify from Unit 103 to replace gliding patio door by Southern New England Windows, LLC, RI., second by P Summers. Motion carried.

MOTION made by M Delay via email 10/6/21 to approve Proposal to Modify from Unit 140 to replace/install all windows and screens by Southern New England Windows, LLC, RI., second by D Groccia-Lubik. Motion carried.

MOTION made by P Summers via email 10/13/21 to approve Proposal to Modify from Unit 45 to install a plastic rain shield above his deck, attaching to the wood supports, second by M Delay. Motion carried.

MOTION made by P Summers via email 10/20/21 to agree to Proposal to Modify from Unit 24 to replace sheetrock in garage by Doot Construction Co., Torrington, second by M Delay. Motion carried.