

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
OCTOBER 4, 2018 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 p.m. by Paul Summers, Pres. Present: Constance Hall, Vice-Pres.; Maryann Delay, Secty.; Lynn Milano, Treas.; Adam Sycz, Dir.; Vendel Orban and Michael Famiglietti of CM Property Mgmt. The Board moved to Executive Session at 6:00 p.m. The Board left Executive Session at 7:01 p.m., moving to Open Session.

OPEN SESSION:

MOTION made by C Hall to approve September 6, 2018 minutes, second by L Milano. Motion carried.

FINANCIAL REPORT:

Financials for September 1 – 30, 2018 were reviewed. Total Liabilities/Equity is \$449,548.32

Three bids were received for paving approximately 1000 feet of Baltic Road. Asphalt Repair Solutions, Inc., Botsford, CT. submitted a bid of \$87,725.99 total, includes two speed tables, and some pothole repairs. PFD Tree Removal & Excavation, Oakville, CT. submitted a bid of \$95,500 + tax, and additional \$1700 + tax for two speed tables. Harwinton Paving, Harwinton, CT. submitted a bid of \$92,674.40, plus additional \$1276.20 for speed tables. The Board discussed the bids and considered a recommendation of CM Property Mgmt. re: Asphalt Repair Solutions' bid. CM knows the quality of their work and there would be a savings of approximately \$3000.

MOTION made by M Delay to accept bid from Asphalt Repair Solutions, Inc., Botsford, CT. to reclaim and pave approximately 1000 feet of Baltic Road in accordance with applicable codes and regulations, to include asphalt curbing, two speed tables, cost of \$87,725.99. Pothole repairs will be made at cost of materials, no labor charge. A \$17,500 deposit will be made, second by C Hall. Motion carried.

MOTION made by P Summers to waive late charge for Unit 0851, second by M Delay. Motion carried.

The Board requested snow plowing bids from PFD, Harwinton Paving, SVL, Rich Weigold and Fragale. Harwinton Paving and SVL declined to bid. R Weigold indicated he was not equipped. Fragale did not respond to request.

MOTION made by M Delay to accept snow plowing bid from PFD, Watertown, CT, from October 15, 2017 to April 15, 2019, cost \$79,500, all inclusive, second by L Milano. Motion carried.

MOTION made by L Milano to approve Variance Request from Unit 133 to install garage door by Pearson Door, Torrington, CT., second by M Delay. Motion carried.

MOTION made M Delay to approve Variance Request from Unit 144 to install garage door by Overhead Door, Torrington, CT., second by C Hall. Motion carried.

MOTION made by A Sycz to approve Variance Request from Unit 148 to install garage door by Overhead Door, Torrington, CT., second by C Hall. Motion carried.

MOTION made by M Delay to adopt 2019 Budget with Revenue of \$492,120 and Expenses of \$492,120. Condo fees will increase by \$10, becoming \$250 monthly, detached monthly garage fees will remain at \$15, second by C Hall. Motion carried.

MOTION made by M Delay to adjourn at 8:07 p.m., second by A Sycz. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary