

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
OCTOBER 5, 2017 THURSDAY

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 p.m. by Paul Summers, President. Present: Constance Hall, Vice Pres.; Lee Murphy, Treas.; Maryann Delay, Secty.; Adam Sycz, Dir. The Board moved to Executive Session at 6:00 p.m. Vendel Orban and Mike Famiglietti of CM Property Management arrived at 6:10 p.m. The Board left Executive Session at 6:32 p.m., moving to Open Session.

OPEN SESSION:

Unit Owner 106 commented on her garage trim.

MOTION made by C Hall to approve September 7, 2017 minutes, second by P Summers. Motion carried.

FINANCIAL REPORT:

Financials for September 1 – 30, 2017 were reviewed. Total Liabilities/Equity is \$361,769.59

MOTION made by P Summers to approve bid from Brooks Landscaping, Bethlehem, CT., to enhance various locations at The Fairways with plants, shrubs and one Colorado blue spruce, at a cost of \$7,139.38, omit the possibility of a fuel surcharge, second by L Murphy. Motion carried.

MOTION made by C Hall to accept November 1, 2017 through March 31, 2018 snow plowing contract submitted by PFD, Watertown, Ct., for the amount of \$49,695, second by M Delay. Motion carried.

MOTION made by M Delay to accept 4MD, Stratford,Ct, bid to install a 3-sided fence at dumpster between Bldgs 7 and 8 and stain with a neutral color, cost \$1000, second by C Hall. Motion carried.

MOTION made by M Delay to adopt 2018 Budget with Revenue of \$472,680 and Expenses of \$472,680, and condo fees will remain \$240 monthly, second by L Murphy. Motion carried.

ADJOURNMENT:

MOTION made by M Delay to adjourn at 8:00 p.m., second by C Hall. Motion carried.

MOTION made via email 9/12/17 by P Summers to approve proposal from PFD Tree Removal, Watertown,CT., to repair potholes on Baltic Rd. and Rockledge Loop, cost \$1276.20, second by M Delay. Motion carried.

APPROVAL was given 9/13/17 to Unit 111 to replace garage door by Darba Contractors, Collinsville,CT.
APPROVAL was given 9/18/17 to Unit 132 to replace garage door by 4MD Const., Stratford,CT.

MOTION made via email 9/19/17 by M Delay to accept Ed's Window Cleaning Ser.,Torrington,CT, to clean large windows in and out in common buildings, cost \$328-375, second by P Summers. Motion carried.

MOTION made via email 10/1/17 by M Delay to approve Variance Request from #69 to install new furnace by Landucci, Torrington, CT., second by L Murphy. Motion carried.

