

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
SEPTEMBER 15, 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; Maryann Delay, Secty; Donna Groccia-Lubik, Treas(Zoom);
Gina Profita, Dir; and Darrell Burne of CMPM. The Board moved to Executive Session at 6:00 pm. The Board left Executive Session at 6:30 pm, moving to Open Session.

OPEN SESSION:

Present: Unit 144 questioned status of repair request.
Unit 33 presented documentation to the Board.

MOTION made by M Delay to approve August 18, 2022 Minutes, second by G Profita. Motion carried.

FINANCIAL REPORT:

August 1-31, 2022 financials were reviewed. Association Liabilities/Equity are \$510,051.70

A Motion made August 27, 2022, to approve Weathertite Roofing proposal to replace gutter behind Bldg 10 was rescinded unanimously by the Board.

MOTION made by P Summers to set the revised amendments to the Collection/Foreclosure Policy for November board meeting, seconded by C Hall. Motion carried.

MOTION made by M Delay to adjourn at 8:28 pm, second by C Hall. Motion carried.
Respectfully submitted,
Maryann Delay, Secretary

MOTION made via email 8/25/22 by M Delay to approve estimate from Asphalt Repair Solutions, Inc., Oxford, CT to remove 3 tree stumps, soil, seed, hay, cost \$2313.11, second by P Summers. Motion carried.

MOTION made via email 8/27/22 by M Delay to waive \$42.54 for Acct 0526, second by P Summers. Motion carried.

MOTION made via email 8/27/22 by P Summers to approve Weathertite Roofing proposal to replace gutter behind Bldg 10, cost \$2761, second by G Profita. Motion carried.

MOTION made via email 8/31/22 by P Summers to approve Landscape & Snow Removal Maintenance Proposal submitted by Innovative Lawn & Landscaping for snow removal 11/1/22 through 4/30/23, cost 108,600 and lawn care 4/1/23 through 11/30/23, cost \$73,200, second by M Delay. Motion carried.

MOTION made via email 8/31/22 by D Groccia-Lubik to approve estimate from Plant & Flower Depot, Watertown, CT to repair drainage issues at Units 5, 13, 15 & 16 St Andrews Close, cost \$1100 + tax, second by M Delay. Motion carried.

MOTION made via email 8/31/22 by M Delay to approve quote from Affordable Powerwash LLC, Prospect, CT, to power wash selected areas throughout the complex for \$3950 + tax, second by C Hall. Motion carried.

