

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS' MEETING
837 CHARLES STREET
MONDAY SEPTEMBER 27, 2021

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 pm by Paul Summers, Pres.
Present: Donna Groccia-Lubik, Treas. and Maryann Delay, Secty.
Absent: Constance Hall, V-Pres.; Adam Sycz, Dir. and Tim O'Neil 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:

FINANCIAL REPORT:

Financials for August 1-31, 2021 were reviewed. Association Liabilities/Equity are \$498,927.07

MOTION made by P Summers moves to adopt the Proposed 2022 Budget with Revenue of \$521,280 and Expenses in the same amount, common charges will remain \$265 per month, detached garage fees will remain \$15 monthly and no special assessment, second by D Groccia-Lubik. Motion carried.

MOTION made by M Delay to approve August 18, 2021 minutes, second by D Groccia-Lubik. Motion carried.

MOTION made by D Groccia-Lubik to approve bid from Highland Tree, Harwinton, CT. to remove/trim trees at various locations listed, in amount of \$3600 plus, second by P Summers. Motion carried.

MOTION made by P Summers to approve bid from Premiere Painting, Prospect, CT to paint/repair ceiling at 76 RL in amount of \$776.51, second by D Groccia-Lubik. Motion carried.

MOTION made by M Delay to adjourn at 7:30 pm, second by D Groccia-Lubik. Motion carried.

Respectfully submitted,
Maryann Delay, Secretary

MOTION made by C Hall via email 8/25/21 to approve Proposal To Modify from Unit 24 to have a Radon mitigation system installed by Jeff Sheridan, Granby, CT., second by D Groccia-Lubik. Motion carried.

MOTION made by P Summers via email 8/28/21 to approve bid from PFD, Watertown, CT. to clean catch basins at St Andrews Close, Rockledge Loop and Berkshire Oval, cost \$265.88, second by M Delay. Motion carried.

MOTION made by M Delay via email 8/28/21 to approve bid from 4MD to repair chimney at Unit 76, cost \$903.98, second by P Summers. Motion carried.