

THE FAIRWAYS AT TORRINGTON  
**REGULAR** BOARD OF DIRECTORS' MEETING  
837 CHARLES STREET  
SEPTEMBER 5, 2019 THURSDAY

CALL TO ORDER:

The Board of directors' meeting was called to order at 6:00 pm by Paul Summers, President. Present: Maryann Delay, Secty.; Adam Sycz, Dir.: Lee Murphy, Dir.; Elise Geter and Mike Famiglietti of CMPM. Absent: Connie Hall, V-Pres. The Board moved to Executive Session at 6:00 pm. The Board left Executive Session at 6:30 pm, moving to Open Session. Unit Owners 70, 130 and 159 were present.

OPEN SESSION:

Unit 159 expressed her concern re: sinkhole on lower Berkshire Oval. Unit 130 commented on downspout at his unit. A work order has been issued.

**MOTION** made by M Delay to approve August 8, 2019 minutes, second by A Sycz. Motion carried.

**MOTION** was made by M Delay to accept a Capital Contribution of two months of the common charges for any new resale that's payable by the purchaser of the unit at closing, which monies will be going to the Reserve Fund, second by A Sycz. Motion carried.

FINANCIAL REPORT:

Financials for August 1-31, 2019 were reviewed. Association's Liabilities/Equity is \$431,126.54

**MOTION** made by P Summers to approve 4MD, Shelton, CT. bid to install a stationary grill, grill pad with connecting gas line with timer, near Bldg 6, approximating cost \$2500, second by M Delay. Motion carried.

**MOTION** made by M Delay to approve Proposal to Modify submitted by Unit 70 to relocate parking space, second by A Sycz. Motion carried.

**MOTION** made by P Summers to approve bid from Dymar, Southbury, CT., to inspect and design a functioning drainage system on lower Berkshire Oval, cost \$2750, second by A Sycz. Motion carried.

**MOTION** made by M Delay to adjourn at 8:15 pm, second by A Sycz. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made by P Summers via email 8/27/2019 to approve 4MD Shelton, CT. proposal to replace stoop at Unit 18, cost \$1800, second by L Murphy. Motion carried.