

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTORS' MEETING**  
837 CHARLES STREET  
SEPTEMBER 6, 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. and Vendel Orban of CM Property Mgmt. The Board moved to Executive Session at 6:00 p.m. The Board left Executive Session at 7:00 p.m., moving to Open Session.

OPEN SESSION:

**MOTION** made by M Delay to approve August 2, 2018 minutes, second by C Hall. Motion carried.

FINANCIAL REPORT:

Financials for August 1-31, 2018 were reviewed. Total Liabilities/Equity is \$441,773.14

**MOTION** made by C Hall to approve Variance Request submitted by Unit 133 to install new garage door on Garage 31 by Pearson Door LLC, Torrington, second by L Milano. Motion carried.

**MOTION** made by L Milano to approve bid from Architectural Concrete Design & Construction, Middlebury, CT. to remove and replace 6 concrete front stoops at Units 7 through 12 St Andrews Close, cost \$11,250.00, second by C Hall. Motion carried.

**MOTION** made by P Summers to approve Variance Request from Unit 160 per letter provided by her pulmonary physician stating a window fan is needed, second by C Hall. Motion carried.

**MOTION** made by A Sycz to approve bid from 4MD, Shelton, CT., to remove and install 6" gutters and downspouts on front and back of Building 10, cost \$3600, second by M Delay. Motion carried.

**MOTION** made by C Hall to approve bid from 4MD, Shelton, CT., to remove and replace concrete patios and new post foundations at Units 29 and 30, cost \$5360, second by L Milano. Motion carried.

**MOTION** made by M Delay to adjourn at 7:43 p.m., second by A Sycz. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary

**MOTION** made via email Aug. 15, 2018 by P Summers to approve bid from 4MD, Shelton, CT., to replace 2 vent pipe boots with flashing on roof at 138 Spyglass, cost \$550, second by A Sycz. Motion carried.

**MOTION** made via email Aug. 16, 2018 by P Summers to approve proposal from Northern Improvement Co., Torrington, to paint listed multiple areas, cost \$3300.04, second by M Delay. Motion carried.

**MOTION** made via email Aug. 24, 2018 by P Summers to approve bid from 4MD, Shelton, CT. of \$2200 to remove siding on one exterior wall, install shield and Tyvek, re-install siding on Bldg 9. Remove sheetrock and insulation/ install new sheetrock and insulation and paint ceiling/wall of Unit 65, second by M Delay. Motion carried.

**MOTION** made via email Aug. 29, 2018 by P Summers to approve bid from Highland Tree LLC, Harwinton, CT., to cut/clear brush behind guardrail at lower Berkshire Oval, cost \$600, second by A Sycz. Motion carried.