

THE FAIRWAYS AT TORRINGTON
BOARD OF DIRECTORS' MEETING
St Paul's Lutheran Church, 837 Charles St, Torrington CT
Thursday, February 15th, 2024

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 pm by Connie Hall, Vice President.
Present: Paul Summers, President; Gina Profita, Secretary; Donna Groccia-Lubik, Treasurer, Helen Finello, Director 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.

Unit Owners Present and Present Via Zoom

53 Rockledge Loop
86 Rockledge Loop
87 Rockledge Loop
96 Berkshire Oval
65 Rockledge Loop
156 Cypress Court

OPEN SESSION:

Management Report: Total Reserves as of January 31st, 2024, is \$357,916.50.

Motion Made by Donna Groccia-Lubik to approve January 18th, 2024, meeting minutes, Second by Helen Finello, Motion Carried

Motion Made by Gina Profita to approve the proposal from CertaPro Painters in the amount of \$28,256.34 for decks to be power washed, spot sanded, and apply two coats of Sherwin-Williams, Super Deck Solid Stain, for Buildings 1,3,4,6,7,8,9,10 and 12, the underside of decks excluded, Second by Donna Groccia-Lubik, Motion Carried

Motion Made by Donna Groccia-Lubik to approve the proposal from Henry Roofing in the amount of \$5,800.00 to remove all shingles on #138 Spyglass Garage Section down to wood deck, remove all roof nails from plywood, remove vinyl siding to allow for new flashing and ice shield up wall. Remove Gutters and re install. Remove and replace any soft or delaminated plywood, re-nail all plywood decking with a ring shank nail to re-secure. Install Ice Shield over entire roof surface, 3" inches down and over fascia's. Install metal drip edge and rake edge, install starter shingle along perimeters. Install GAF Timberline HD or Certain Tweed Landmark AR 30-year Lifetime shingle to match closely to existing new shingles. Install 6x8 step flashings where needed along wall, install aluminum base flashing along walls. Install continuous roll vent ridge ventilation with cap shingle, clean and remove debris, Second by Connie Hall, Motion Carried

Motion Made by Paul Summers to adjourn meeting at 8:11pm second by Helen Finello, Motion Carried

Motion Made Via Email on Monday, February 26th, 2024, by Darrell Burne from CPM for a bath replacement modification proposal for 144 Spyglass. Vendor needed association approval for the Torrington Building Department in order to obtain a building permit. Second by Gina Profita, Motion Carried.

Motion Made Via Email on Thursday, February 29th, 2024, by Donna Groccia-Lubik to approve proposal #2740 from Weathertite in the amount of \$1,250.00 for Unit 96 Berkshire Oval. Remove Roofing down to decking around furnace pipe and discard. Install ice and water to area removed. Install new 3-tab shingles of closest possible match, sealed to flange with asphalt, layered with the shingles. Seal storm collar with tripolymer sealant. Remove siding around right front dormer and save. Remove shingles around front right dormer and discard. Install ice and water to area removed. Install new flashing and new 3-tab shingles. Reinstall siding and remove all debris upon completion. Second by Paul Summers, Motion Carried.

Motion Made Via Email on Thursday, February 29th, 2024, by Donna Groccia-Lubik to approve proposal #2726 from Weathertite in the amount of \$630.00 for Unit 72 Rockledge Loop. Remove roofing down to decking around furnace pipe and discard. Install ice and water to area removed. Install new 3-tab shingles of closest possible match sealed to flange and asphalt, layered with the shingles. Seal storm collar with tripolymer sealant and remove all debris upon completion. Second by Paul Summers, Motion Carried.

Motion Made Via Email on Thursday, February 29th, 2024, by Donna Groccia-Lubik to approve proposal #2739 from Weathertite in the amount of \$170.00 for Building 8 – Rockledge Loop. On the rear entry of the building the current gutter is spike and ferrule which is pulling away. Remove existing gutter and discard and install new 5" white gutter. Second by Paul Summers, Motion Carried.

Motion Made Via Email on Thursday, February 29th, 2024, by Donna Groccia-Lubik to approve proposal #2735 from Weathertite in the amount of \$375.00 for 80 Rockledge Loop. On the front of the building the current gutter is spike and ferrule which is pulling away. Remove existing gutter and discard and install new 5" white gutter. Second by Paul Summers, Motion Carried

Motion Made Via Email on Thursday, February 29th, 2024, by Donna Groccia-Lubik to approve proposal #2732 from Weathertite in the amount of \$175.00 for 75 Rockledge Loop. Re-pitch existing gutter and install flashing over gutter as needed. Remove all debris upon completion. Second by Paul Summers, Motion Carried.