

THE FAIRWAYS AT TORRINGTON  
BOARD OF DIRECTORS' MEETING  
St Paul's Lutheran Church, 837 Charles St, Torrington CT  
Thursday, March 21<sup>st</sup>, 2024

CALL TO ORDER:

The Board of Directors' meeting was called to order at 6:00 pm by Paul Summers, President.  
Present: Connie Hall, Vice 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.

OPEN SESSION:

Management Report: Total Reserves as of February 29<sup>th</sup>, 2024, is \$364,914.43.

Motion Made by Donna Groccia-Lubik to approve February 15<sup>th</sup>, 2024, meeting minutes Second by Connie Hall, Motion Carried.

Motion Made by Connie Hall to approve the proposal from New England Turf Management for a 3-year contract in the amount of \$11,000.00 for Lawn Care Fertilizer for Spring, Early Summer, Summer, Fall and Late Fall; as well as mulch bed control for Spring, Late Spring and Summer, Second by Helen Finello, Motion Carried.

Motion Made by Helen Finello to approve proposal #2805 from Weathertite in the amount of 1,320.00 for Unit 105 Berkshire Oval. Remove roofing down to decking from bottom of roof up to rear dormer over where leak is occurring and discard. Install ice and water shield to area removed. Install new black 3-tab shingles to area removed. Remove roofing down to decking around front chimney chase and discard. Install ice and water shield to area removed. Install new black 3-tab shingles to area removed. Remove debris upon completion, Second by Gina Profita, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve a 3-year landscaping contract with Innovative Lawn & Landscape LLC, Year 1 – 2024 in the amount of \$73,200.00; Year 2 – 2025 in the amount of \$76,860.00 and Year 3 – 2026 in the amount of \$80,703.00 with a mulch contract to be approved separately, Second by Gina Profita, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve moving funds in the amount of \$94,330.87 from First Citizens Money Market Account into The Fairways Operating Funds to cover installment payment to Certa Pro for the staining of the upper complex decks, Second by Connie Hall, Motion Carried.

Motion Made by Connie Hall to adjourn meeting at 7:15pm second by Helen Finello, Motion Carried

Motion Made Via Email on Wednesday, March 6, 2024, by Darrell Burne from CMPM to approve proposal #2769 from Weathertite in the amount of \$200.00 for Unit 89 Rockledge Loop. Replace missing downspouts on the right side of building with 2x3 white downspouts, remove all debris upon completion, Second by Gina Profita, Motion Carried.

Motion Made Via Email on Wednesday, March 6<sup>th</sup>, 2024, by Darrell Burne from CPM to approve proposal #2772 from Weathertite in the amount of \$50.00 for Unit 18 St Andrews Close. Resecure leaders on rear right section of building and remove all debris upon completion, Second by Gina Profita, Motion Carried.

Motion Made Via Email on Wednesday, March 6<sup>th</sup>, 2024, by Darrell Burne from CPM to approve proposal #2775 from Weathertite in the amount of \$750.00 for Unit 141 Spyglass. Remove siding around rear dormer and save. Remove roofing down to decking around rear dormer and discard. Install ice and water shield to area removed. Install New Shingles of closest possible match and new aluminum flashing. Reinstall Siding and remove all debris upon completion, Second by Gina Profita, Motion Carried.