

THE FAIRWAYS AT TORRINGTON
BOARD OF DIRECTORS' MEETING
St Paul's Lutheran Church, 837 Charles St, Torrington CT
Thursday, September 19th, 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:

78 Rockledge Loop
86 Rockledge Loop
87 Rockledge Loop

OPEN SESSION:

Management Report: Total Reserves as of August 30th, 2024, is \$403,985.47

Motion Made by Gina Profita to approve August 15th, 2024, meeting minutes, Second by Connie Hall, Motion Carried.

Motion Made by Paul Summers to approve proposal from attorney Pilcy & Ryan to provide an initial draft of second amended and restated declaration, amended restated bylaws, and amended and restated maintenance standards for a flat fee of \$1500.00, Second by Connie Hall, Motion Carried.

Motion Made by Paul Summers to approve proposal to enter a project revised service agreement with Xfinity to put in fiber optics lines at The Fairways, Second by Gina Profita, Motion Carried.

Motion Made by Paul Summers to approve KDF Tree proposal #4788 in the amount of \$16,899.02 to prune and remove various trees throughout the complex, Second by Gina Profita, Motion Carried

Motion Made by Paul Summers to approve the proposal from Weathertite in the amount of \$5,940.00 to clean gutters and down spouts in the entire complex, refasten and reseal gutters as needed, remove all debris upon completion, Second by Connie Hall, Motion Carried.

Motion Made by Paul Summers to approve the proposal from Weathertite in the amount of \$1,485.00 regarding repair of siding at Unit 88 Rockledge Loop, remove siding from around the slider door up to bottom of deck and save. Install new house wrap and tape seams. Install new custom bent flashing to go under ledger board and flashing on top of reinstalled siding. Remove all debris upon completion. Second by Gina Profita, Motion Carried.

Motion Made by Paul Summers to approve the proposal from Weathertite in the amount of \$1,386.00 regarding the back side gutter by Unit 154 Cypress Ct, remove existing gutter and discard. Install a new 5-inch white gutter and remove all debris upon completion. Second by Gina Profita, Motion Carried.

Motion Made by Paul Summers to approve the 2023 Tax Audit from Tomasetti, Kulas & Company PC, Second by Gina Profita, Motion Carried.

Motion Made by Connie Hall to adjourn the meeting at 7:42pm, second by Helen Finello, Motion Carried.

Motion Made by Darrell Burne via email on September 20th to approve a modification proposal received from 153 Cypress CT to replace the existing garage door and install a new white garage door with 4 windows by Torrington Overhead Door Company, Second by Helen Finello, Motion Carried.

Motion Made by Darrell Burne via email on September 20th, to approve the proposal from Weathertite in the amount of \$660.00 for 54 Rockledge Loop to remove siding under deck in area of light fixture and save. Replace rotted plywood and insulation if needed, install new plywood and house wrap and tape seams, reinstall siding and discard of debris upon completion, Second by Connie Hall, Motion Carried.

Motion Made by Paul Summers to adopt a budget for 2025 which includes a common charge of \$340.00 per month plus \$20.00 per month for homeowners with a de-attached garage, the budget was adopted by unanimous approval by the board on September 30th, 2024.