

The Fairways at Torrington
Board of Directors' Meeting
Torrington City Hall – 140 Main Street
Thursday, July 20, 2023

CALL TO ORDER:

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

The Board moved to executive session at 6:00pm.
The Board left Executive Session at 6:30pm, Moving to open session.

OPEN SESSSION:

Unit # 78 Present - inquired if the board can recommend a handy man to assist with taking down a wire from the dish tv.

Unit # 86 Present - area of concern: a support board fell from the deck above just letting the board know.

Unit # 87 Present – area of concern: review of the noise ordinance for the community.

Unit # 65 Present Via Zoom - areas of concern: Arborvitaes removed on North side of Building 9 wanted to know when it will be groomed; The mulch bed under Rockledge Loop sign needs to be attended to.

Financial Report:

June 1st – June 30th, 2023, financials were reviewed.

Association Liabilities/Equity are \$425,830.10.

Motion Made by Connie Hall to approve June 15th, 2023, meeting minutes, second by Donna Groccia-Lubik, Motion Carried.

Motion Made by Donna Groccia-Lubik to waive the delinquent fee of \$25.00 for Account Number 15104, second by Connie Hall, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve the revised proposal from Valley Chimney Sweep to perform fireplace inspections for \$50.00 per unit for 70 units in total, second by Connie Hall, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve CM Property Management contract starting July 1st, 2023, for a 2-year period, second by Helen Finello, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve proposal for Premiere Painting to repair Unit 159 in the amount of \$8,597.99 and \$4,810.78 for mitigation, with the expectation that \$10,000 will be reimbursed by the homeowner.

The balance of approximately \$3400 will be self-funded by the association and the association will not be filing an insurance claim. Second by Connie Hall, Motion Carried

Motion Made by Donna Groccia-Lubik to approve proposal from Affordable Power Washing for \$1050.00 plus sales tax to power wash the areas where the arborvitae trees were removed, Second by Helen Finello, Motion Carried.

Motion Made via Email on July 5th by Gina Profita to approve proposal from Asphalt Repair Solution (ARS) for \$4,360.35 for drainage work in front of Building 4, Second by Connie Hall, Motion Carried.

Motion Made by Donna Groccia-Lubik to approve the revised proposal from Innovative Landscaping which includes additional areas for lawn restoration original proposal was \$12,230.25 and revised amount is \$13,825.50 the time frame is fall, second by Gina Profita, Motion Carried.

Motion Made by Donna Groccia-Lubik to adjourn meeting at 8:00pm second by Gina Profita, Motion Carried.

Upcoming Fall Projects:

Power Washing of Decks and Patios

Staining Deck Rails/Spindles

Inspection of Fireplaces by Valley Chimney Sweep