

THE FAIRWAYS AT TORRINGTON
Annual Unit Owners Meeting
St Paul's Lutheran Church, 837 Charles St, Torrington, CT
Thursday – October 19th, 2023

CALL TO ORDER:

The Annual Unit Owners Meeting was called to order by Paul Summers, President
Present: Constance Hall, Vice President; Donna Groccia-Lubik, Treasurer; Helen Finello, Director
And Darrell Burne of CMPM.
Absent: Gina Profita, Secretary

OPEN SESSION:

Motion Made by Paul Summers to approve October 2022 Annual Minutes as presented, second by
Connie Hall, Motion Carried.

Comments From the Floor: Unit owners had comments and questions for the board which were
answered. Unit 65, 128, 131, 137 & 158

Reports:

Darrell Burne from CMPM addressed the issues that have been faced with getting outside vendors that
do complete work for the community. It has been a challenge, but they have seen an improvement in
getting quality contractors to come in and he is hopeful going forward we will see a big improvement in
getting work orders addressed quicker.

Paul Summers summarized the 2023 projects completed thus far and ongoing projects.

Highland Tree removed a large quantity of arborvitae trees throughout the community.

Innovative Landscaping did a large lawn restoration of areas throughout the community.

Sealing Coating of cracks were addressed in the road throughout the community.

Power Washing and staining of decks in the lower part of the complex and next year the upper decks
will be power washed and stained.

Replacement of windows in some of the common area buildings on Rockledge Loop because of water
issues.

There was a broken pipe behind Building 10 that was repaired.

The Drainage issue in front of Building 4 will be addressed.

Siding will be replaced on one side of Building 7 due to water damage.

Election of Board Members:

Four Board positions were up for election this year, Paul Summers, Donna Groccia-Lubik, and Gina
Profita were re-elected to 2-year terms and Helen Finnello was elected to a 1-year term to complete the
term of former board member Maryann Delay.

Budget:

Paul Summers Reviewed the 2024 budget proposing a \$25.00 increase to \$310.00. The 2024 Budget was approved and there will be a \$25.00 increase to the common charges, bringing 2024 charges to \$310.00, plus \$20.00 per garage.

There are a few things driving cost the biggest cost is our insurance where it is now at \$118,000.00 which is due to our loss history.

Our snow removal has gone up. We paid about 10 years ago \$80,000.00 now it's around \$116,000.00 and that's due to the contractor's insurance has gone up and amongst other expenses.

Adjournment:

Motion Made to adjourn the meeting by Paul Summers, second by Connie Hall, Motion Carried.