

Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS

Video ID: 220 334 757 610 Code: RzSBCN

Call In: 203-666-8107 ID: 553520120#

June 19, 2025 at 6:00pm

OPEN SESSION – AGENDA

Attendance:

Board of Directors: Wayne Albrecht - President, Joe Brzoska - Treasurer, Diana Kinosh - Acting Secretary, and Erik Donovan - Director
Homeowners: Rev. Dwaine Moon and Gary Schutz
Association Attorney: Ari Hoffman
REI: Courtney Leblanc

Call to Order:

The meeting was called to order at 6:06 p.m.

Proof of Notice:

Wayne Albrecht, President, motioned to approve proof of notice; Erik Donovan, Director seconded. Unanimously approved.

Approval of the Minutes:

Diana Kinosh, Acting Secretary, motioned to approve the April 17, 2025 meeting minutes as presented; seconded by Wayne Albrecht, President. Minutes were unanimously accepted.

Management Report:

Financials: May 31, 2025 – Not available at time of notice

YTD Income: \$ 54,404

YTD Expenses: \$ 68,128

Operating Acct Balance: \$ 25,390

Reserve Acct Balance: \$ 184,572

1021- Long Term Capital: \$ 20,168

1025 – Investment EJ: \$ 164,572

Executive Session: Wayne Albrecht, President, motioned to go into Executive Session with attorney at 6:10 p.m.; seconded by Joe Brzoska, Treasurer. Executive Session ended at 6:35 p.m.

Communication:

- **88 Cantor hearing** – Multiple violations – Homeowner did not attend hearing. Erik Donovan, Director, motioned to fine homeowner \$175 (\$25 per each day of violation); seconded by Wayne Albrecht, President. Unanimously approved.
- **Continued Drainage Issues behind Trotters Way** – If calls are received, REI will direct homeowners to call the City of Torrington to have the City Engineer take a look at how to handle the issues.

Unfinished /New Business:

Miscellaneous:

- Pond Renovations – Wayne Albrecht obtained a boat donated to the Association, and he and Erik Donovan placed fountain. This will result in a cost savings of over \$700 per year.
- Insurance – The Board approved REI to request a fidelity increase quote.

Election of Board of Directors:

- Only one bio received from Diana Kinosh. Wayne Albrecht motioned to nominate Diana to Board for 3-year term. Seconded by Erik Donovan.
- Joe Brzoska finished his term as Treasurer and chose not to sign up for another term. The Board thanked Joe for his service.
- Wayne Albrecht motioned to appoint Gary Schutz to Board as Treasurer for 1-year term. Seconded by Diana Kinosh.
- Nomination and approval for Board members to serve their remaining terms. Wayne Albrecht nominated for President, 2 years remaining. Erik Donovan nominated for Director, 1 year remaining. Brian Bartholomew nominated for Director, 1 year remaining. All nominations were seconded, and the candidates were voted into their remaining years.
 - The newly elected Executive Board is as follows:
 - *President – Wayne Albrecht Exp. 2027
 - *Secretary – Diana Kinosh Exp. 2028
 - *Treasurer – Gary Schutz Exp. 2026
 - *Director – Brian Bartholomew Exp. 2026
 - *Director – Erik Donovan Exp. 2027

President/Treasurer Report:

- **TF2 Cost Sharing Update** – Ari Hoffman, Association Attorney, provided update to the Board during the Executive Session.

Recreation Committee Updates: -

- **Tag Sale** - Held on rain date of Sunday, June 15, 2025.
- **Next event - Movie Night at the Field** – Scheduled for Saturday, August 16th at 7:30 p.m. (Rain date: Saturday, August 23rd). Planning will start in mid-July.

Adjournment:

Joe Brzoska motioned to adjourn the Open Session at 7:37 p.m., seconded by Wayne Albrecht. All present approved adjourning the Open Session.

The Board went into Executive Session at 7:38 p.m. Executive Session ended at 7:45 p.m.

Respectfully submitted,

Torrington Farms Board of Directors

Owner's Meeting Schedule for 2025 – 3rd Thursday every other month (remaining meetings 8/21/25 and 10/16/25), at 6:00pm via Teams video or call-in options, except annual will be held in person only on 11/20/25, location