

Torrington Farms Association, Inc.

Teleconference Meeting via TEAMS
Video ID: 220 334 757 610 Code: RzSBCN
Call In: 203-666-8107 ID: 553520120#
March 20, 2025 at 6:00pm
OPEN SESSION – AGENDA

Attendance:

Wayne Albrecht, President, Joe Brzoska, Treasurer, Erik Donovan, Director, Brian Bartholomew, Secretary, Diana Kinosh, 63 Cantor, Gary Schutz, 55 Trotters Way, Jorge Abad, 12 Hitchingpost Rd.

On behalf of REI: Lisa Sachen, Courtney Leblanc

Call to Order:

The meeting was called to order at 6:06pm.

Proof of Notice:

Notice posted at mailbox area, and sent from Production (included in BOD pkt)
Wayne Albrecht, president motioned to approve the proof of notice. Brian Bartholomew, Secretary, seconded the motion. All in favor.

Approval of the Minutes:

Approval of previous open BOD meeting held on 1/23/2025 (attached to pkt)
2/20/25 Meeting was cancelled on 2/13/25

Joe Brzoska motioned to approve the minutes from the 1/23/24 meeting. Erik Donovan seconded the motion. All in favor.

Management Report:

Financials: February 28, 2025
YTD Income: \$ 21,915
YTD Expenses: \$ 17,844
Operating Acct Balance: \$ 15,082
Reserve Acct Balance: \$ 182,831
1021- Long Term Capital: \$ 20,156
1025 – Investment EJ: \$ 162,675

W. Albrecht, President motioned to appoint Diana Kinosh to the Board of Directors. Brian Bartholomew seconded the motion. All in favor.

Communication:

- Emergency Phone Number REI 203-744-8400 follow prompts
- Bus parking on street @ 27 Ascot – addressed
- Pond Issue – have signs been effective?
- Spring Walk Through Back Yard Clarification – visual only to resolve rodent issues within community
- Caliber Portal – not fully ready yet
- Fallen Tree – 55 Trotters – owner resp.
- Respectful Communication

Unfinished /New Business:

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Miscellaneous:

- Asphalt plan – 5 year plan from DM Hock, April
- TF2 Contact and Negotiation Update
- Mailbox area painting – volunteers requested – Spring Project Update
- Basketball Court Painting/Speed Bumps - RFP's sent to DM Hock, Ryan Mancini & Eastwood Fine Finishing
 - Deering (Referred by DM Hock): \$3,200
 - R. Mancini: \$3,150
 - Eastwood: \$1,100
- Replacement Basketball Nets- Erik will send us what is required. Right now there are metal nets- we can get everything new and have mesh hoops going forward.
- Shed Painting Discussion & Volunteer Interest
- Paint rotted trim at mailboxes- replace with plastic trim.
- Pond Renovations
- Two drainage basins full near entrance – RFP's sent:
 - Diamondback
 - Brian Wadman
 - David Warner
- Dryer Vent Cleaning and Recommendations due by 06/01/25, proof emailed to Courtney Leblanc cleblanc@rei-pm.net
- Dryer Vent Cleaning Options:
REI workorderrequest@rei-pm.net (info attached)
A-PGP Dryer Vent Cleaning 860-406-5391
Everclean Air 203-635-5959
Quags 860-996-2240
- Power Washing Recommendations
Gator Pressure Washing & Gutter Cleaning – Chris Russo 860-703-8337 or 860-770-5941 (Most environmentally friendly)
RU Ready – Carlos Marcelo – 203-826-4400 (Lisa has used)
Sparkle – Larry 860-457-1297
Payless – Wesley – 914-483-6166
- Roofing Recommendation:
Elite – Brian Wadman 860-309-0493
- Local Handyman Recommendation:
David Warner 860-672-5269

Website Information:

www.torringtonfarmsassoc.com Homeowners can access website via their computer and via cell phone. Welcome letter attached.

President/Treasurer Report:

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Recreation Committee Updates:

April 26th or May 3rd Spring event

Painting mailbox

June 14th June 15th Rain date - Community tag sale

Oct. 18th or Oct. 19th fall fest

Dec. 6th or Dec. 7th tree lighting

Homeowners Forum:

Remind each owner they have 3 minutes to speak

Adjournment:

W. Albrecht motioned to adjourn at 6:42pm, B. Bartholomew seconded the motion. All in favor.

**Owner's Meeting Schedule for 2025 – 3rd Thursday of each month, at 6:00pm via Teams video or call-in options, except annual will be held in person only on 11/20/25, location TBD.
4/17, 5/22, 6/19, 7/17, 8/21, 9/18, 10/16 & 12/18**