

THE FAIRWAYS AT TORRINGTON  
**REGULAR** BOARD OF DIRECTOR'S MEETING  
837 CHARLES STREET  
JANUARY 15, 2014 WEDNESDAY

**CALL TO ORDER:**

The Board of Director's meeting was called to order at 6:00 p.m. by Connie Hall, President.  
Members Present: George Foster, Vice Pres; Paul Summers, Treas; Maryann Delay, Secty;  
Jim Macek, Manager. Absent: Lynn Rice Scozzafava, Director.  
The Board went into Executive Session at 6:00 p.m., adjourned at 6:30 p.m.  
The Board went into Open Session at 6:31.p.m.

**OPEN SESSION:**

Present: Unit Owners #51, 65, 93, 94, 95, 99, 113, 114, 145, 151, 153. There was concern expressed by some unit owners re: Fran Ducotey. Jim stated Fran has not gotten back to the Board with a landscaping bid for 2014. Jim and Fran plan to meet on Thursday, the 16<sup>th</sup>. Tree removal was also a concern. Jim explained the stumps left from the tree removal will be ground down in the spring. #145 stated there should be a follow-up plan for replacement of plants/trees. The Board agreed. Unit owners expressed their concerns with the way the snow plowing is being done. Jim has been in contact with the snow contractor and crew chief reminding them of what The Fairways expects. Some unit owners remarked that the newly replaced shutters fall approximately two inches below the bottom of the window frame. Jim will check.

Unit #153 stated she is waiting for her drive-way to be repaved. This will definitely be taken care of as soon as possible in 2014.

**MINUTES:**

**MOTION** made by P Summers to approve December 18, 2013 minutes, second by G Foster.  
Motion carried.

**FINANCIAL REPORT:**

J Macek reviewed the Financial Report for period ending December 31, 2013. The asset balance is \$167,741.75.

**OLD BUSINESS:**

Unit #40 water meter broke/water company came out and replaced meter. It caused minimal damage to Unit 41.  
Dryer vent cleaning has been completed.

**NEW BUSINESS:**

Unit #27 had water pipe burst due to lack of insulation surrounding pipe area, causing considerable damage. There will be an insurance claim filed with The Fairways insurance.

**MOTION** made by M Delay to have Tomasetti, Kulas & Company of Hartford, CT, conduct the audit for The Fairways, year ending December 31, 2013, at a cost not to exceed \$3700, second by P Summers. Motion carried.

**MOTION** made by M Delay to accept Eagle Fence of Plainville, CT, proposal to replace full metal guardrail along the back of Berkshire Oval in silver, to be done in spring 2014, second by P Summers. Motion carried. When Jim speaks with company person, he's going to see if fence can be placed further back from present location.

ADJOURNMENT:

**MOTION** made by M Delay to adjourn at 8:30 p.m., second by G Foster. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary