

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTOR'S MEETING**  
837 CHARLES STREET  
MARCH 26, 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: Paul Summers, Treas.; Maryann Delay, Secty.; Lynn Rice Scozzafava, Dir.  
Absent: George Foster, Vice President; Jim Macek, Manager  
The Board went into Executive Session at 6:00 p.m., came out of Executive Session at 6:30 p.m.  
The Board went into Open Session at 6:31 p.m.

**OPEN SESSION:**

Present: Unit Owners #51, 65, 94, 99, 113, 114, 131, 132, 151. Also Present: Association's Attorney, Charles A. Ryan, Esq. of The Law Offices of Franklin G Pilicy, PC.  
#113 suggested forming a committee to collect votes. Atty. Ryan stated there would have to be protections in place making sure there would be no double-votes. #'s 131 and 132 commented on the walkway in front of Bldg 19. #151 had financial questions. #65 and 51 stated the timers on the common buildings need adjusting. #94 commented on the performance of Ducotey Landscaping. #151 made comments re: the retaining wall in front of Bldg 18.

**MINUTES:**

The drafted February minutes were amended to include a unanimous consent made by the Board February 2 via email to adopt the revised Maintenance Standards for The Fairways at Torrington Association, Inc.

**MOTION** was made by P Summers to approve February 19, 2014 minutes as amended, second by L Rice Scozzafava. Motion carried.

**FINANCIAL REPORT:**

Financial Report was not reviewed at this time.

**OLD BUSINESS:**

An email sent March 12, 2014, to Jim Macek from Fran Ducotey of Ducotey Bros. Lawn Service, Inc., reads as follows: "Good morning Jim. I just want to let you know I have made a decision to rescind my bid for the Fairways 2014. It was not made lightly. Please extend my appreciation for our relationship these 16 years with the association. Thanks so much, Fran." The Board is dismayed by Fran's decision to rescind his proposal.

On April 9, 2014, there will be a special meeting to review the changes to the Declarations/By-Laws of the Association, along with the Maintenance Standards and Collection/Foreclosure Policy. Either Atty. Pilicy or Atty. Ryan will be present to make the presentation and answer any questions. Thereafter, ballots will be collected.

Three landscaping bids have been received: Brooks Landscaping, LLC, Bethlehem, CT.; Twin Landscaping, Inc., Canton, CT.; Winterberry Landscape & Garden Center, Southington, CT.

NEW BUSINESS:

Reported damage caused by ice dams in Units 64, 44, 29, 30, 40, 49, 65 and 118 are being taken care of.

**MOTION** made by L Rice Scozzafava to return to Executive Session at 7:10 p.m., second by M Delay. Motion carried.

**MOTION** made by L Rice Scozzafava to adjourn Executive Session at 7:44 p.m., second by M Delay. Motion carried.

ADJOURNMENT:

**MOTION** made by M Delay to adjourn at 7:45 p.m., second by L Rice Scozzafava. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary