

THE FAIRWAYS AT TORRINGTON  
**REGULAR BOARD OF DIRECTOR'S MEETING**  
837 CHARLES STREET  
MAY 21, 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; Lynn Rice Scozzafava, Director. Jim Macek, Manager. L Rice Scozzafava made Motion to go into Executive Session, second by P Summers. Motion carried. L Rice Scozzafava made Motion to leave Executive Session at 6:30 p.m., second by P Summers. Motion carried. The Board went into Open Session at 6:31 p.m.

**OPEN SESSION:**

Present: Unit Owners #64, 94, 95, 96, 99, 114.  
#64 commented on parking space during snow. P Summers offered his parking space. #64 had question re: air conditioning and was advised to submit a Variance Request. #64 expressed satisfaction re: repairs made to her unit. #96 commented on vehicle damage and was advised to contact Dave Fusco of Winterberry. #94 commented on the wall at Tamarack Ct. re: erosion. Harwinton Paving will submit numbers to repair sidewalk in front of wall. Mulch and greenery will be placed at end of wall to hold back erosion. #94 commented on garage lights, they will be adjusted. #99 commented on the wall drainage. #94 questioned time Manager spends on property, Jim stated it fluctuates weekly. #99 commented on stake at speed bump in front of Unit 99 which Jim will check. #114 questioned who to contact re: maintenance. Jim or Cheryl would be first contact, then a Board member. #95 stated rear gutter on his building has not been replaced.

**MINUTES:**

**MOTION** made by P Summers to approve April 16, 2014 minutes, second by G Foster. Motion carried.

**FINANCIAL REPORT:**

Financial Report was reviewed by Jim Macek.

**OLD BUSINESS:**

**MOTION** made by M Delay to accept Supreme Forest Products, Inc., Harwinton, CT., proposal for dark mulch at \$45 per yard plus tax, for maximum 115 yards, second by G Foster. Motion carried.

**MOTION** made via email on April 26, 2014, by M Delay to accept proposal from Highland Tree Service, LLC, Harwinton, CT, to grind down 38 stumps/add topsoil/seed to selected areas. Cost \$3800, second by P Summers. Motion carried by Unanimous Consent.

NEW BUSINESS:

Bids have gone out for snow removal 2014-2015 season.

The Board discussed landscaping projects for the entranceway. Jim suggested sea grasses. Jim is waiting for a figure to have Bldg 8 front double door replaced. He's waiting for two more garage roofing bids and one asphalt bid. Jim suggested using fill for the area at the bottom of Berkshire Oval where ground appears to be sinking. Back of Berkshire Oval sign needs to be painted.

**MOTION** made by P Summers to approve payment plan of \$200 per week for #43 until arrearage is paid off, second by L Rice Scozzafava. Motion carried.

**MOTION** made by P Summers to pay #64 the amount of \$11.15 for electricity used for water damage, second by M Delay. Motion carried.

ADJOURNMENT:

**MOTION** made by G Foster to adjourn at 7:31 p.m., second by C Hall. Motion carried.

Respectfully submitted,  
Maryann Delay, Secretary