

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTOR'S MEETING
837 CHARLES STREET
JUNE 18, 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. Absent: 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 #51, 65, 78, 93, 94, 96, 99, 104, 113, 121, 131, 132, 151.
#86 read a statement he prepared to all who were present. #131 and 132 commented on walkway at Inverrary. #65 commented on roofing at Bldg 9 and the landscaping. #94 asked about auditing. The Fairways is audited every year. #51 made comment re: Bldg 7. #104 asked about deck staining. Certain decks will be power washed and stained in July. #99 commented on her porch. #121 commented on the wall and walkway on Tamarack. #78 commented on parked car. #94 and 151 commented on drainage at Tamarack wall. #96 is awaiting check from Winterberry for car damage.

MINUTES:

MOTION made by P Summers to approve May 21, 2014 minutes, second by M Delay. Motion carried.

FINANCIAL REPORT:

Financial Report for period ending May 31, 2014 was not reviewed.

OLD BUSINESS:

Ryan Warner will begin deck staining in July.
The Amended Declaration and Amended Bylaws were approved by Two-Thirds vote (108) of unit owners. P Summers will draw up a Notice to send to unit owners re: the results.

NEW BUSINESS:

FHA recertification has been submitted.

MOTION was made via email on May 23, 2014 by M Delay to approve Variance Request from #157 to have awning installed by Valley Fireplace & Stove LLC, Canton, second by G Foster. The Board unanimously consented. Motion carried.

MOTION made by L Rice Scozzafava to approve Variance Request from #135 to install outside railing by Duro's Welding Service, Waterbury, second by M Delay. Motion carried.

MOTION was made by G Foster to approve Variance Request from #155 to have awning installed by Valley Fireplace & Stove LLC, Canton, second by L Rice Scozzafava. Motion carried.

MOTION was made by M Delay to have Highland Tree Service, LLC, Harwinton, remove dead shrubs from hillside at Inverrary Court and hillside of Berkshire Oval. They are to be cut at base and removed from property at a cost of \$475, second by G Foster. Motion carried.

ADJOURNMENT:

MOTION made by P Summers to adjourn at 7:20 p.m., second by L Rice Scozzafava. Motion carried.

Respectfully submitted,
Maryann Delay