

ANNUAL FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

Monday, November 5th, 2018

Call to Order

Proof of Notice, budget provided

Quorum established and verified

Introductions and Roll Call

Waived reading of last year's minutes, seconded, approved

Anne Sinnott – Budget Review

Presented the budget which was approved by unanimous vote from the 9-member board.

STATUS REPORT

Buildings & Grounds

2 Garden sheds were fully renovated including electric. Garbage sheds done earlier.

Smoke detectors have new batteries in all buildings.

Chimneys have been cleaned for 18 furnaces. 44 homes next.

Termite maintenance plan is in place with live bait stations.

Potholes filled (every spring and fall).

Repairing rock wall on Bedford Road with in-house staff is complete, \$100K savings.

Exterior door closings replaced as needed.

Tree work on going but in mostly good shape.

More building signs are up for safety and practicality.

Pool contract goes to 2019 season.

Several garden beds were re-planted or replaced.

Engineer inspection on Tudor Court (but relevant in general as to the overall construction).

Basement and crawl spaces – leaks, mold, insulation, integrity being looked at.

Routine – gutters, dryer vents cleaned, hall lights cleaned, basements & lobbies will be cleaned.

Office and Administration

Office is running well, checks and balances in place, database up to date.

Work Order System in place on the computer.

Unit Profiles are up to date, or out in the mail, for about 85 Unit Owners.

Beck, Lieberman, Petrone selected as attorneys at \$550 vs. \$700, for 40 hours yearly.

Tenant lease expirations are up to date.

There are no bad past due balances presently, some minor.
All are encouraged to do new auto-payment with Stillman.
Move in/out are up to date.
Prospectus & By-Laws added to website. Website continues to grow.
Insurance renewed at 5% increase due solely to increased building cost and labor.
Electricity locked to 12/31/19, 7.348 cents.
Oil capped to 3/31/19, \$2.599. We participate in lower rates & can lock in the future.
CD rates at 2.55% for Fox II and others may do similar.

WISH LIST

A/C sleeves should get rear screens.
Stone floors to be pointed and cleaned in lobbies. Carpets will be cleaned in the spring.
Continue roof cleaning for mold and lichen, (testing a new solution – non-hazardous).
Downspouts and drainage – to be thoroughly completed.
Replace dryer vents (in Fox II, Fox I done, Fox III half done).
Truck should get replaced; a good used one averages about \$23K.

OTHER MATTERS

Introduce and thank the Garden Club, Mary, Mike, and John Van Raalte.
Introduce Elise Cooper running in Fox I.
Real Estate Matters: 5 for sale: 3 Linacre's for \$429 - \$439, TH \$575, 3 Bedroom \$539.
10 units sold this year.
20 units are rental units, or 7.87% of total property.
Toll Brothers sells for \$850K to \$1,050K, 3% taxes.
Assisted living defeated at Methodist Church on Bedford Rd.
30-year plan discussed.

Open communication from Public

Moved for adjournment