

ANNUAL FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

Wednesday, November 5th, 2014, Pleasantville, NY,

Call to Order: 7:40 P.M.

Proof of Notice, budget provided

Quorum established and verified

Roll call: Marty DeGrazia
Al Owens
Matt Krouse
John VanRaalte
Bridget Delgado
Anne Sinnott
Louise Guidice
Joe Makio
(Fox 1 minus 1 member)

Board Matters Discussed (Old Business, New Business, and Status Report)

John – Budget Review

John presented the budget overview with additional comments from Marty DeGrazia, Matt Krouse and Anne Sinnott. Maggie D. asked about \$25,000 of repairs. It was extra workers for building repairs at the FHA level, prep work for painting, and salt & sand in excess of the contracted amount, according to Matt. Matt also commented about the savings having the repairs done in house. The mission is to keep Foxwood's maintenance up but at a good price.

Al – Status Report

Restoration of Foxwood is nearly complete at very reasonable costs.
Painting complete except for 5/9 Tudor Court which will be done in the spring
All painted buildings got new hose caddies and bulletin boards
Basement windows and doors fully replaced
Basements are mostly painted and cleaned, smoke detectors have new batteries
Pools and bathrooms are fully updated, mostly with in-house staff
Fireplaces have been cleaned
New parking & street signs, and enhanced lighting project complete
Manville Road remediation is finished and violations have been lifted
All dryer vents are cleaned
Termite maintenance plan is in place with live bait stations
All Maps, blueprints, and plans are digitally photographed and backed-up
All gutters have been cleaned, storm drains checked

Marty - Open Items and ongoing issue

Office and Administration

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

Lease expirations are up to date

Website fully operational and up to date

Stillman bookkeeping services working out well and all are encouraged to do auto-payment

Insurance renewed at a slight discount again this year due to our good record

Buildings & Grounds

LED lighting project approved by the Board and will break even in about 16 months and be an almost 70% savings thereafter on lighting

Potholes will be filled before winter and every spring and fall

Curbs will be added to Campus Drive, repaired throughout, and parking lots re-stripped

We will be repairing the rock wall on Bedford Road with in-house staff and will pursue an insurance claim from the individual(s) whose car(s) hit the wall recently

We will monitor the upgrades to the 5 furnaces recently done for effectiveness with an eye to doing all 18, especially with respect to the computerized timing devices

In spring, we will look to enhance landscaping in each Fox since the painting is done

Wish List

We will examine the possibility of re-doing the lobbies of the garden-style units in 2015-2016

We will also look to enhance / change the building signs for safety and practicality reasons

Other Matters:

Introduced and thanked the Garden Club

Introduced and thanked the Social Committee

Thanked Eileen West & Jim Sinnott for their work on Benchmark Living and Toll Brothers

Real Estate Sales at Foxwood discussed, only 1 unit for sale, sales are brisk with good prices

Toll Brothers update – objections on file, working on landscaping

Benchmark Assisted Living seems very unlikely to be coming to the neighborhood

Elections coming up: The upcoming Elections will again be by secret ballot. The following Candidates were introduced and spoke:

FOX I MEGHAN MILITE, FOX II BRIDGET DELGADO
FOX III VIRGINIA SANFRATELLO & JOHN CULLEN

Open communication from Public:

Adjournment

A motion to adjourn the meeting was made at 8:35 P.M.