

# ANNUAL FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

Tuesday, November 3rd, 2015

**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**

Present the budget overview with additional comments from Marty DeGrazia

**STATUS REPORT**

**Buildings & Grounds**

Painting & restoration of Foxwood is complete

All buildings got new hose caddies and bulletin boards

Basement windows and doors are fully replaced

Basements are dry, cleaned and painted, smoke detectors have new batteries

Fireplaces have been cleaned for furnaces, notices out to homeowners

Enhanced lighting project complete, LED complete with \$12K rebate, \$35K cost, 16mo. even

All dryer vents are cleaned

Termite maintenance plan is in place with live bait stations

All gutters have been cleaned, storm drains checked & repaired

Potholes filled (every spring and fall)

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

Repairing rock wall on Bedford Road with in-house staff

Campus Dr. planted, \$2K contribution from Savin & Bank of New York Mellon

Certain building drainage done with more to do

Steps repaired as needed

**Office and Administration**

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

Tenant lease expirations are up to date

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

Website fully operational and up to date

Insurance renewed at \$16K discount this year with QBE

Electricity locked to 10/1/17, 8.99 cents, we can opt out at any time

Oil locked to 4/1/17, \$2.10 to 3/1, \$2.02 to 4/1/17.

No trespassing signs installed

### **WISH LIST**

Possibly re-doing the lobbies

Garden sheds will be renovated

A/C sleeves may get rear screens

Truck should get enhanced maintenance

May enhance / change the building signs for safety and practicality reasons

### **OTHER MATTERS**

Manville Road no longer an issue

Introduced and thanked the Garden Club & Social Committee

Thank Eileen West & Jim Sinnott for their work on Benchmark Living and Toll Brothers, gave .update, 8 pine trees planted on border

Meet the candidates for Fox 1, 2 and 3: Meghan, Juan, Richard, John, Al.

Real Estate Matters:

Turnover is 30% in last 5 years

22 of 254 units are rentals, or 8.7%,

New rules & regulations were previously circulated regarding: exercise equipment, dogs, 80% carpeting upstairs, hardwood floor noise insulation

**Open communication from Public**

**Moved for Adjournment at 8:33, seconded, approved**