

ANNUAL FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

Monday, November 7th, 2016

Call to Order

Proof of Notice, budget provided

Quorum established and verified

Introductions and Roll Call

Waived reading of last year's minutes

Anne Sinnott – Budget Review

Presented the Board approved budget with additional comments from Marty DeGrazia. The budget was approved by unanimous vote from the member board.

STATUS REPORT

Buildings & Grounds

Restoration of Foxwood exterior is complete – trap doors to basements finalized
Basements are dry, cleaned and painted, smoke detectors have new batteries
Fireplaces have been cleaned for furnaces, and homes
Enhanced lighting project complete, LED complete and in positive cash flow
All dryer vents are to be cleaned shortly
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)
Garbage sheds cleaned
Repairing rock wall on Bedford Road with in-house staff 70% complete to Manville Lane
Certain building drainage done with more to do for Spring of 2017
Steps repaired as needed, will do more
Tree work is up to date, off the buildings and away from roofs
Lobby restoration completed for Fox 2, Fox 3 started, Fox 1 sample complete

Office and Administration

Office is running well, checks and balances in place, database up to date
Tenant lease expirations are up to date
Move in/outs deposits are processed
Stillman bookkeeping services working out well and all are encouraged to do auto-payment
Website fully operational and up to date
Insurance renewed at slight increase for 2016-2017
Electricity locked to 7/30/2018, 7.3 cents, was 8.99 cents

Oil locked at \$2.02 to 3/31/2017, then at \$1.85 to 5/31/18.

WISH LIST

Garden sheds will be renovated

Re-do garbage sheds (repair as needed and clean)

A/C sleeves should get rear screens in 2017

Truck should get enhanced maintenance

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

OTHER MATTERS

Manville Road drainage no longer an issue as Toll Brothers picks up flow and Bank of NY has remediated the road at their expense and are obligated to maintain it.

Introduced and thanked the Garden Club & Social Committee

Thank Eileen West & Jim Sinnott for their work on assisted living and Toll Brothers projects

Met the candidates for Fox 1, 2 and 3 offices in November elections

Discussed real estate matters:

Turnover is 33% in last 5 years

22 of 254 units are rentals, or 8.7%,

About 5 units sold, most at record prices

Open communication from Public

Moved for adjournment, seconded, all in favor.