

ANNUAL FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

Monday, November 20th, 2017

Call to Order 7:05 PM

Proof of Notice provided, budget provided

Quorum established and verified

Introductions and Roll Call

Waived reading of last year's minutes

Anne Sinnott – Budget Review

Anne presented the board approved budget with additional comments from Marty DeGrazia. The budget was approved by unanimous vote from the 9 member board.

STATUS REPORT

Buildings & Grounds

Restoration of Foxwood is complete – trap doors replaced, staircases re-stained this year.

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

Fireplaces have been cleaned for furnaces and homes.

LED lighting is complete, Con Ed transformer & wiring is done, light heads on Campus Drive are replaced to proper size.

All dryer vents are up to date.

Termite maintenance plan is in place with live bait stations.

All gutters will be cleaned again, storm drains are checked & repaired.

Building drainage was done recently including down spouts and underground runs.

Potholes are filled every spring and fall.

Garbage sheds were cleaned and refurbished.

Repairing the rock wall on Bedford Road with in-house staff is almost complete.

Exterior stone steps are repaired and replaced.

Tree work is up to date, trees are trimmed and free of dead branches.

We will change the building signs for safety and practicality.

The pool is running well in terms of mechanics and rest rooms, new benches were purchased, a 3 year contract was signed for staffing.

Office and Administration

Finger & Finger law firm was retained at \$500 a month.

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

Tenant lease expirations are up to date.

There are no bad past due balances presently beyond 1 month.

Move in/outs are up to date.

Stillman bookkeeping services working out & all are encouraged to do auto-payment, please do not call or engage Stillman for day to day activities as they are a bookkeeping service only.

Website is fully operational and up to date now with Prospectus to come shortly.

Insurance renewed at 4% increase only.

Electricity locked to 7/30/18 at 8.1 cents.

Oil locked to 5/31/18, \$1.85. About a \$55K savings at present rates.

WISH LIST

Garden sheds should be renovated.

A/C sleeves should get rear screens.

Stone floors to be pointed and cleaned in the lobbies.

Exterior door closings fixed or replaced as needed.

Continue roof cleaning for mold and lichen, especially in Fox II.

We will get a thorough review of basements & crawl spaces – plumbing, insulation, etc.

Truck should get enhanced maintenance.

OTHER MATTERS DISCUSSED

Toll Brothers & Assisted Living on the borders.

Manville Road no longer an issue with respect to drainage.

Introduced and thanked the Garden Club & Social Committee.

Thanked Eileen West, Jim Sinnott, Joan Creiger, John Cullen, Anne Kearney and George Bruno.

Meet Virginia Pancotti for FHA and Fox II Board.

Real Estate Matters:

2 units for sale, they go quick and at record prices. 13 sold this year at a \$418K average price.

A townhouse went for \$600K, a Linacre for \$425K, a Stuart \$450K.

22 of 254 units are rentals, or 8.7%.

105 units sold in the last 10 years, or 41%.

73 units sold in the last 5 years, or 29%.

The 30 year plan was shown and discussed.

Open communication from Public conducted.

Moved for Adjournment, seconded, adjourned 8:05 PM.