

Foxwood Homeowners Association Minutes

October 9, 2018

FHA Meeting was called to order at 7:02 PM

Present:

Joe Macchio
Virginia Sanfratello
Bridget Delgado
Al Owens
Matt Krouse
Marty DeGrazia
Anne Sinnott
Virginia Pancotti
Sheila Cestone

Forum: There was no forum.

Reading of last month's minutes was waved.

The board has had some changes recently with John Van Raalte's decision to step down from his position on the board after many years of service to Foxwood as a board member and active community resident.

We all thank John for the extraordinary commitment and amount of time he has given to the Foxwood community. John has been a powerful and valued member of the board and we will miss his advice, wisdom, humor, and presence.

Marty DeGrazia has been appointed to fill John's space until the November elections.

The Foxwood web site <http://www.foxwoodcondominium.com/> will no longer be able to host an actual active calendar but will have a list of events including scheduled board meetings. This change is because of a limitation of the hosting web provider.

Pool:

- Block work, maintenance and repairs will be done before reopening in the spring.
- Pool pass issuance will undergo a revised process for the next season with the goal of removing confusion about entrance process and rules.

Garden Club:

- Replanting around the wood bench on Foxwood Drive (across from building 21) will happen this week.

Rock Wall:

- The final work is underway to finish this huge project and will be complete in a few days, weather permitting. All of this work was done by "our guys" at a HUGE savings of homeowner common fees.

Building Signs:

-All building number signs are now in place, including the additional new signs that were added during the process.

Garbage Issues:

-Violation of garbage rules are still common although improved in areas with video coverage. Homeowners need to be sure they understand garbage and recycle process or fines and cost of remediation will be assessed against violating homeowners and can be significant.

Profile Updates:

-Homeowners will be sent forms to update their profile information.
-All owners will need to confirm or update owner profile records for pool passes to be issued.

Roof Cleaning:

-This work has become far more expensive to do compared to past cleanings. Less expensive options to get this completed are being explored.

Engineer for Building Inspections:

-Fox I has satisfied the engineering inspection needs and is waiting for building permits from the Village of Pleasantville to complete the recommended work.
-Fox II has completed the engineering needs but needs to execute the plan, i.e. engage the right contractors to do the work and be sure the Village permitting process is followed.
-Fox III is in the beginning stages of this work.

Dryer Vents are due for cleaning again:

-We need to find the best vendor for what we need and evaluate the right method for best results, i.e. clean from the inside out or outside in, etc. Efficacy of process and minimal disruption to homeowners are the biggest factors in this evaluation process.

Fireplace Inspections are due:

-More to come.

Storm Drains need cleaning out and maintenance:

-This will be done as soon as a contractor can be selected and scheduled.

Work Order process update:

-Work orders are available on the FW web site: <http://www.foxwoodcondominium.com/>
A new data base and completely new office process has been created to make the work order requests more effective with follow ups with homeowners where appropriate. We see this new system as a pilot test and we will amend wherever it makes sense.

Electricity:

-We are "locked in" to favorable electric rates for common area electricity costs.

Oil:

-We are now “capped” at \$2.599 per gallon. The capped price will cover the volume of oil we expect to burn through the heat season (60% of our estimated annual consumption usage) through March 31 of 2019. We saved money in the first week of this capping agreement.

Meeting adjourned at 8:35 PM

**SAVE THE DATE!
THE 4 FOXWOOD ANNUAL MEETINGS**

- 1 - FHA**
- 2 - FOXWOOD I**
- 3 - FOXWOOD II**
- 4 - FOXWOOD III**

All four meetings will be conducted on the same night, Monday, November 5th, at the Emanuel Evangelical Lutheran Church, 197 Manville Road, 7:00 pm SHARP. It is important that you attend to be sure there is a quorum for all four meetings.