

Foxwood Homeowners Association Minutes

December 11, 2018

The FHA Meeting was called to order at 7:10 PM

Present:

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

Absent: Bridget Delgado

Forum: No forum was scheduled.

Old Business: Waved reading of the prior minutes.

New and Ongoing Business:

1. Marty updated the Board that Westchester County completed their annual **inspection of our fuel tanks** satisfactorily. Mike will continue to inspect the rooms for debris left by contractors, leaves, etc.
2. A resident who has very **early delivery** at 5:15 AM on Sundays by PeaPod was asked to arrange for deliveries after 9:00 AM.
3. A resident in Foxwood 2 has incurred a fine for **improperly disposing** a carpet in Shed #3, and for throwing items off of his deck.
4. The FHA and Fox 2 has opened **CDs @ 2.55%**, others to do similar.
5. The Bank of New York has agreed to undertake **tree work** in areas that border our property.
6. We are making good progress in having our **resident profile** data updated.
7. We are updating our **occupancy regulations** and upon completion, it will be mailed to all residents and landlords, sent via email, and uploaded to our website. A two person per bedroom limit was approved at the November meeting, a sub-committee will convene Wednesday, 12/13/18, to finalize.
8. We had a discussion of the location for **next year's annual meeting**. Reservations are underway for the Pleasantville (Mt. Pleasant) Public Library, but we will also look at the Lutheran Church too.
9. We discussed the benefit of having locked our **electrical rates** thru December, 2019.
10. We had a discussion on our savings with the cap we negotiated with Robison on **oil prices**.
11. The Board held a discussion concerning inspections of the **crawlspaces and basements** throughout Foxwood. We will retain Michael McCormack to inspect and provide the Board with a written report for a cost of \$250 for each crawlspace. He has completed 21 Foxwood successfully.

12. Replacement of **gutters and downspouts** continue in Fox 3, Fox 2 will begin replacing same shortly and Fox 1 has completed their replacements.
13. In Spring 2019, we will undertake **cleaning of roofs** throughout the community. We need to find a contractor who will use the product the Board has chosen.
14. A discussion was held concerning the **leaf removal** process this year.
15. **During the winter**, we will store hoses, basements will be cleaned, hallways and light fixtures will also be cleaned. Dryer vents will be externally cleaned. Also, we will focus on the best way to proceed with insulating pipes in basements.
16. We continue to address the **recycling** procedures and will upload the new guidelines on our website. Virginia Pancotti will continue to work on this and circulate to residents and landlords. A sub-committee will focus on this with Virginia's guidance.
17. **Tree work** was successfully completed in Fox 2 and underway in Fox 3.
18. Mary continues to chase landlords for updated **leases**; there is a current issue in Fox 2 being addressed. The Unit Database is up to date on all new residents.
19. A discussion was held regarding the use of time of our **2 employees**. There will be a meeting with Mike DiLapi on the Monday's prior to our Board meetings, at 10:00 AM, the first being Monday January 7th. This is in effort to better understand employee's use of time, but to also set an agenda and priorities.
20. Marty has the bank statements ready for the **year-end audit**.
21. All **gutters** have recently been cleaned.

The meeting was adjourned at 9:20 PM

The next meeting will be January 8th, at 7:00 PM

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