

Foxwood Homeowners Association Minutes

April 10, 2018

FHA Meeting was called to order at 7:10 PM

Present:

Joe Macchio
Virginia Pancotti
Virginia Sanfratello
Al Owens
Anne Sinnott
John Van Raalte

Absent:

Matt Krouse
Shelia Cestone
Bridget Delgado

Forum: None

Reading of the minutes: A motion was made to wave the reading of the minutes and was unanimously agreed to by a vote.

New and Ongoing Business:

Budgeting nomenclature and process alignment- This change will take place with the beginning of the 2019 fiscal year.

Pool:

- All owners will need to confirm or update owner profile records for pool passes to be issued.
- Pool rules will need to be read and acknowledged with a signature for passes to be issued.
- Residents must abide by all entrance and usage rules to use the pool including:
 - Signing in and showing a current pool pass regardless of how often they use the pool or how long they have lived at Foxwood.
 - Guest rules will be followed and will be enforced.
 - It is every homeowner's responsibility to know and abide by the rules.

Lifeguard's are available for the purpose of safety and to maintain process and they are the deciding authority for implementation of rules and resolution of any issues related to rules and safety.

Lifeguards are not available to provide assistance outside the scope of safety and rule enforcement, IE retrieving pool chairs, carrying items for attendees, etc.

Garden Club/Social Club- There was no report from the garden club.

The social club has disbanded. If anyone is interested creating a new social club they should notify the board.

Snow Removal- We are over budget on our snow removal contract by approximately \$20,000 to date. This includes plowing, shoveling and purchasing of salt.

Stillman Management Payment process- Residents continue to follow the process with few issues. This process has gone very smoothly and there have been very few issues to date. Homeowner's that do not have online banking access to make changes will need to rely on a trusted family member to make the changes. The banking change process is not possible through the Foxwood offices.

Legal Representation- We moved to a new legal firm several months ago and we have had issues with our new provider. We have disengaged from Finger and Finger and have a new Law Firm:
Beck Liebman Petrone, P.C.
399 Knollwood Road, Suite 213
White Plains, New York 10603

Rock Wall- Completion will be when weather permits.

Building Signs- Signs are in and they will be installed when weather and work schedules allow.

Repair of underground drainage- Work on gutters and underground drains continues with added staff. Mike will work with the appropriate contractors to evaluate and create a plan.

Garden Sheds- Rehab is underway and will be completed as work allows.

Stone floors in lobbies- Cleaning and repairs will begin in the spring season.

Roof cleaning- Several roofs were cleaned with more to do. Roof work will resume in the spring.

Building structures- The Board is actively looking for a qualified engineer to evaluate all FW building structures to assure we have no structural issues. If any issues are found, repairs will be made.

Oil Rates- We continue to benefit from our oil lock-in rate that will last until June 1st. A new lock in rate should happen closer to then if a lock makes sense. Some Foxes may have exceeded the current lock in rate volume and some billing may start coming in at a higher price.

Electric Rates- All common area electrical zones are locked in at a new and reduced rate beginning July 1, 2018 saving an additional %10.2 through December 31, 2019.

Garbage Sheds- Rehab is completed.

Signs with rules were replaced as sheds were painted.

Significant disregard for posted rules continues and we are looking at possible solutions including:

- Observation cameras on the garbage sheds
- A single common recycle area
- Larger and more specific signage

-A letter/reminder about rules and consequence for noncompliance will be sent to homeowners.

-A test of a new type of recycle receptacle container was successful and new receptacles will be in all collection areas soon.

-There is a plan under consideration to bring in dumpsters for residents in the near future.

-TV disposal is a major problem. TV's are NEVER allowed to be disposed of at anytime in Foxwood.

A new process is being considered on a test basis. Info will be provided when details are completed

Dumpsters- Are in need of repair and in some cases, replacement will be needed.

The Board unanimously passed an FHA level budget of \$6000.00 to complete this work.

Late Common Fees- A new late fee structure was agreed to for significantly late common fee late charges. This is not a common problem but consistent process needs to be adopted.

Building Entrance Double door repairs- We are waiting for amended estimates for repairs to doors including new specs to include weather stripping, hardware and realignment for proper work. Some doors were already repaired and revealed a need to include weather stripping repairs. We are sourcing new window inserts for the entrance doors that are produced in the Foxwood brown so we don't need to paint them. We hope to find a manufacturer who can provide these in our required color.

Meeting adjourned at 9:38 PM