

# **Foxwood Homeowners Association Minutes**

## **May 8, 2018**

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

**Present:**

Joe Macchio  
Anne Sinnott  
Al Owens  
Matt Krouse  
Shelia Cestone  
John Van Raalte  
Virginia Pancotti

**Absent:**

Virginia Sanfratello  
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:**

**Pool:**

The pool was drained for regular maintenance work and minor repairs are being done.

**Passed by unanimous vote:**

**-A second person will be hired to work at the pool on weekends and summer holidays to assure all rules including those below are followed, IE signing in guest rule, etc.**

-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 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-** There was no report from the garden club.

**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.

**Rock Wall-** Completion will occur when weather permits.

**Building Signs-** Signs have been installed. It is apparent that more building signs are needed and they will be installed when they are available.

**Repair of underground drainage-** Work on gutters and underground drains continues with added staff. This work will get more focus this year and needs to be completed. 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. There is much rotted wood and panels in need of repair.

**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. A recommendation has been made and details need to be worked out. More info to come.

**Oil Rates-** We continue to benefit from our oil lock-in rate that will last until June 1<sup>st</sup>. 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. We are watching this situation closely.

**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

New recycle receptacles are in place and should provide cleaner and more organized environment in garbage/recycle buildings.

-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

**Homeowner reminder letters are going out this week and rule enforcement will be strictly implemented moving forward. Fining will be used to correct this growing problem. No further warning letters will be sent. PLEASE know and follow the rules of garbage disposal to avoid fines.**

**Dumpsters-** Repairs are underway on units that can be repaired and new replacements have been ordered for units that cannot be repaired.

**Building Entrance Double door repairs-** This work is currently being done.

**Meeting adjourned at 9:38 PM**