

# **ANNUAL FOXWOOD CONDOMINIUM I MINUTES**

**Monday, November 5th, 2018**

Board Members Present: Matt Krouse  
Joe Macchio  
Sheila Cestone

Matt called the meeting to order at 7:45 pm. Matt announced that a quorum for the meeting has been established. Matt asked for a motion waiving the reading of the minutes of our prior annual meeting. Lisa Friedman made the motion and it was seconded by Mary Gembecki.

Matt reviewed the 2017/2018 budget pointing out that we had locked in oil at \$1.85 a gallon. Oil is now capped to 3/31/19, at \$2.599. Matt noted that the previous 5-year average was \$130,000, while in 2017/2018 we paid \$84,000.

We had a couple of big expenses this year: staining of interior stairs - approximately \$10,000; new heating pipe at \$3,000; boiler repairs for Bldg. 28 at \$3,000.

Juan Sierra initiated a discussion concerning the poor condition of the stain applied to the interior stairs in Bldg. 8. Lisa Friedman asked that Mike also look at the stairs in Bldg. 16. Mike DiLapi will take a look and get back to the Board. Juan also asked that the crab apple tree in his courtyard be pruned. Mike indicated that he and Sheila are scheduled to meet with the representative for our tree service company and will address the issue.

Matt reviewed the progress relating to Bldg. 24 crawlspace. Contractors have finished their work; the engineer will do a final inspection. Our engineer has instructed us not to begin any inside remediation until after the Spring, 2019.

Carolyn Price asked about the cameras being installed in the garbage sheds. Joe Macchio brought us up to date on the status of the installation.

Mary Gembecki asked if the Board would find out who is parking a truck in Bldg. 28 parking lot and then crossing the street to the other parking lot and exiting in a white car. A discussion followed about issues with the parking situation and it was decided that these concerns should be addressed at a FHA forum.

Matt asked for nominations of the open position of the Board from the floor. Carolyn Price nominated Sheila Cestone and Juan nominated Elise Levine Cooper. The election results were that there were 38 ballots and that Sheila received 34 votes and Elise received 4 votes.

Matt closed the meeting at 8:20 pm.