

# **ANNUAL FOXWOOD I HOMEOWNERS ASSOCIATION MINUTES**

**Monday, November 20th, 2017**

Board Members Present: Matthew Krouse  
Joseph Macchio  
Sheila Cestone

Matt Krouse called the meeting to order at 7:54 PM. Matt announced that a quorum for the meeting had been established. Matt asked that a motion of the reading of the minutes of the prior annual meeting be waived. Pat Tyler made the motion and it was seconded by Susie Mantell.

Matt reviewed the 2016/2017 budget and the projects completed - lobbies, dryer vents, sidewalks. He gave a detailed explanation of the issues pertaining to the crawl space in 24 FD and the remediation to Units 24-3 and 24-7. Matt gave an explanation of the problem created by an unreported dishwasher leak in Unit 28-3 FD. He reported that Foxwood I will retain an engineer to inspect all crawl spaces to assure their structural integrity. Andrea Tihon asked if we should expect any additional concerns with 24 FD and Matt reassured her "NO." The unexpected cost incurred by Foxwood I for 24 FD has reached \$50,000 of which no insurance reimbursement is forthcoming. Foxwood I has paid \$35,000 of the cost in 2017 and the remaining \$15,000 is budgeted for 2017/2018.

Matt then proceeded with review of the 2017/2018 budget. John Nicolai asked about the Reserve Fund Contribution and Matt explained the 25% of the FHA Reserve Account is allocated to Foxwood I and that Foxwood I has its own reserve funds.

Matt called for the election of a board member. Because Matt was running unopposed, the Secretary cast the required vote to re-elect Matt for a new three year term.

An open discussion concerning the state of the garbage sheds took place. Carolyn Price pointed out how dirty the sheds are and Matt indicated that residents are not following procedures. There was talk that outsiders were using our shed. Matt indicated that the board was considering installing motion cameras. Residents thought that would help make residents follow procedures and identify non-residents.

Pat Tyler made a motion to close the meeting, Juan Sierra seconded the motion and Matt closed the meeting at 8:45 PM.