

ANNUAL FOXWOOD CONDOMINIUM II MINUTES

Monday, November 16th, 2020

Call to Order

Proof of Notice, budget provided

Quorum established and verified

Introductions and Roll Call

Waived reading of last year's minutes

BUDGET REVIEW

Marty DeGrazia presented the budget which was approved by unanimous vote from the 3 member board. Marty DeGrazia further explained the pie chart of expenditures.

STATUS REPORT

Buildings & Grounds

Smoke detectors have new batteries.

Chimneys have been cleaned for the 18 furnaces.

Termite maintenance plan is in place with live bait stations.

Engineer inspections of all basement & crawl spaces completed.

Speed limit sign was moved on Campus Dr. to Foxwood Dr.

Con Ed has finished – we have all new wiring in conduit & “SmartMeters”.

Roads repaved at tremendous savings.

Drainage remediation is complete.

All vents in the crawl spaced have been replaced.

Rot on building peaks repaired by contractors, the lower portion of the buildings done in-house.

Decks needing repairing or re-painting mostly done.

The dome lights in the lobbies were replaced by LED spot lights.

A parking area light was installed by the staircase of 48 - 52 Foxwood Dr.

We changed cleaning services for a more thorough and better cleaning.

Many dryer vents were replaced; there are 11 more to do in Fox 2 and about 40% in Fox 3.

Furnace motors are being changed to an “all-in-one” model as needed.

Lobby stone floors cleaned, de-greased where needed, and pointed.

Trees downed by storms or diseased have been removed, most stumps have been grinded.

Building 17 Foxwood Drive to be shored up in the basement as a precaution, movement within limits.

We will be looking at sidewalk repairs in the spring.

Office and Administration

Database is up to date. All check requests require 2 signatures from the Board and 2 from Stillman.

Work Order System is in place and reviewed weekly.

Unit Profiles are up to date.

Beck, Lieberman, Petrone continues to represent our legal interest and is working out very well.

Tenant lease expirations are up to date.

There are no substantial past due balances presently.

Move in/out fees are up-to-date and escrowed by Beck, Lieberman & Petrone.

Website is up to date with latest minutes, Rules & Regulations, etc.

Insurance renewed at a modest increase due to building cost and labor.

Electricity locked to 1/29/2024 at an 8% savings @ 06.63 cents. Oil locked to 4/30/2021.

CD's have been renewed or converted to money markets.
Year-end audits are completed without any issues.

Financial

Fox 2 has a profit of \$93,314 and \$547,071 on hand. Collectively, Foxwood has \$1,771,361 in cash.

Neighbors

Bank of NY removed dead trees and repaired Campus Drive potholes. Savin Engineering did more grading and remediation on Manville Lane. Toll Brothers has installed a guardrail at the border of their property on Manville Lane. Mayor Scherer was written to again regarding the rock wall by the tennis courts on Bedford Road.

WISH LIST

A/C sleeves should get rear screen replacements.
Carpets will be cleaned in the spring.
Continue roof cleaning for mold and lichen.
More decks to be repaired.
More tree work is pending and stumps to grind.
The lobby stone will be cleaned again and sealed.
Building 76 crawl scheduled to be remediated with insulation and more.
More dryer vents to be replaced.
Garbage sheds will be cleaned this November.
Basements will be cleaned this winter.
Gutters, sewers, and storm drains cleaned as needed and routinely.
Missing glass to be replaced in light fixtures.
Paint street light fixtures and poles where needed.
Touch-up hallway paint this winter.
Insulate certain pipes in crawl spaces.

ELECTION

Bridget Delgado was the only candidate running and as such was elected for a 3 year term.

OTHER MATERS

Thanks to the Garden Club, Bernadette for getting the pool open, Mary McMahon and Mike DiLapi for their constant dedication.

Real Estate: 10 units have sold this year. 19 units are rental units, or 7.5%. Units are selling at record prices and quickly. 65 units, or 25.6% of the units, have sold since 2015.

Please recycle as directed, no plastic bags in with the cans and bottles please.

Moved for adjournment, seconded, all in favor.