

ANNUAL FOXWOOD CONDOMINIUM II MINUTES

Monday, November 5th, 2018

Call to Order

Proof of Notice, budget provided

Quorum established and verified

Introductions and Roll Call

Waived reading of last year's minutes

Marty DeGrazia – Budget Review

Presented the budget which was approved by unanimous vote from the 3-member board.

STATUS REPORT

Buildings & Grounds

Smoke detectors have new batteries.

Chimneys have/will be cleaned for all furnaces. Homes next.

Termite maintenance plan is in place with live bait stations.

Exterior door closings replaced as needed.

Tree work on going but in mostly good shape.

More building signs are up for safety and practicality.

Several garden beds were re-planted or replaced.

Engineer inspection discussed.

Basement and crawl spaces will be examined for leaks, mold, insulation, integrity.

Routine – gutters, dryer vents, & hall lights cleaned, basements & lobbies in winter.

Office and Administration

Work Order System in place on the computer.

Unit Profiles are up to date, or out in the mail.

Tenant lease expirations are up to date.

There are no bad past due balances presently.

All are encouraged to do new auto-payment with Stillman.

Move in/outs are up to date.

Prospectus & By-Laws added to website. Website continues to grow.

Insurance renewed at 5% increase due solely to building cost and labor.

Electricity locked to 12/31/19, at 7.348 cents.

Oil capped to 3/31/19, \$2.599. We participate in lower price & can lock in the future.
CD rates at 2.55% for Fox II for \$250K.

WISH LIST

A/C sleeves should get rear screens.

Stone floors to be pointed and cleaned in lobbies. Carpets will be cleaned in the spring.

Continue roof cleaning for mold and lichen, (testing a new solution – non-hazardous).

Downspouts and drainage – to be thoroughly completed.

Replace dryer vents.

OTHER MATTERS

Introduce and thank the Garden Club, Mary, Mike, and John VanRaalte.

30-year plan discussed.

ELECTION

There was a call for nominations for the open position for The Board of Managers.

Marty DeGrazia was nominated by Bridget Delgado and seconded by Virginia Pancotti. There were no other nominations. An election was held and one vote was cast by the Secretary (as is permitted in an uncontested election). Marty DeGrazia was elected to serve a three-year term.

Open communication from Public

Moved for adjournment