

# **ANNUAL FOXWOOD II HOMEOWNERS ASSOCIATION MINUTES**

**Monday, November 21st, 2016**

**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 - John Van Raalte**

John presented the 2017 budget with additional comments from President Marty DeGrazia. The budget was approved by unanimous vote from the 3 member board. Comparatives were discussed between the 2016 & 2017 budgets.

**STATUS REPORT**

**Buildings & Grounds**

Restoration of Foxwood II exterior is complete – trap doors to basements finalized

Basements are dry, cleaned and painted, smoke detectors have new batteries

Fireplaces have been cleaned for furnaces, and homes

Enhanced and added lighting project complete

LED switch-over complete and in positive cash flow

All dryer vents are to be cleaned shortly, bids are out now

Termite maintenance plan is in place with live bait stations

All gutters have been cleaned, storm drains checked & repaired

Certain building drainage done with more to do for spring of 2017

Steps repaired as needed, will do all for 2017

Tree work is up to date, off the buildings and away from roofs

Lobby restoration completed for Fox 2

**Office and Administration**

Office is running well, checks and balances in place, database up to date

Tenant lease expirations are up to date

Move in/outs deposits are processed

Insurance renewed at slight increase for 2016-2017

Electricity locked to 7/30/2018 at 8.18 cents

Oil locked at \$2.02 to 3/31/2017, then at \$1.85 to 5/31/18.

## **ELECTION**

Marty DeGrazia was nominated and won the 3 year term, ending November 2019. There were no other nominations and the vote was unanimous.

## **WISH LIST FOR 2017**

A/C sleeves should get rear screens

Will enhance / change the building signs for safety and practicality reasons

New steps into buildings

Enhance garden beds

Fix rock wall on Tudor Court

Paint/stain stairs to the 2<sup>nd</sup> floor and banisters

## **OTHER MATTERS**

Discussed real estate matters:

Turnover is 33% in last 5 years

22 of 254 units are rentals, or 8.7%,

About 5 units sold, most at record prices

## **Open communication from Public**

**Moved for adjournment, seconded, all in favor.**