

ANNUAL FOXWOOD II HOMEOWNERS ASSOCIATION MINUTES

Monday, November 20th, 2017

Call to Order 8:10 PM
Proof of Notice provided, budget provided
Quorum established and verified
Introductions and Roll Call
Waived reading of last year's minutes

BUDGET REVIEW

Marty presented the board approved budget.
The budget was approved by unanimous vote from the 3 member board.

STATUS REPORT

Buildings & Grounds

Restoration of Foxwood is complete – trap doors replaced, staircases re-stained this year.

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

Fireplaces have been cleaned for furnaces and homes.

All dryer vents up to date.

Termite maintenance plan is in place with live bait stations.

All gutters will be cleaned again; storm drains are checked & repaired.

Building drainage was done recently including down spouts and underground runs.

Exterior stone steps are repaired and replaced.

Tree work is up to date; trees are trimmed and free of dead branches.

We will change the building signs for safety and practicality.

All buildings were re-landscaped over the last 2 years.

The 2 plumbing leaks in Tudor Court have been fully rectified.

The stucco panel was replaced on all the 2 tier buildings with a regular sheetrock panel.

Office and Administration

Finger & Finger law firm was retained at \$500 a month.

The office is running well, checks and balances are in place, database up to date.

Tenant lease expirations are up to date.

There are no bad past due balances presently beyond 1 month.

Move in/outs are up to date.

Stillman bookkeeping services working out & all are encouraged to do auto-payment, please do not call or engage Stillman for day to day activities as they are a bookkeeping service only.

Website is fully operational and up to date now with Prospectus to come shortly.

Insurance renewed at 4% increase only.

Electricity locked to 7/30/18 at 8.1 cents.

Oil locked to 5/31/18, \$1.85. About a \$55K savings at present rates.

WISH LIST

A/C sleeves should get rear screens.

The stone wall on Tudor Court needs remediation/repair.

Stone floors to be pointed and cleaned in the lobbies.

Exterior door closings fixed or replaced as needed.

Continue roof cleaning for mold and lichen, especially in Fox II.

We will get a thorough review of basements & crawl spaces – plumbing, insulation, etc.

OTHER MATTERS DISCUSSED

Toll Brothers & Assisted Living on the borders.

Manville Road no longer an issue with respect to drainage.

Meet Virginia Pancotti for Fox II Board.

Real Estate Matters:

2 units for sale, they go quick and at record prices. 13 sold this year at a \$418K average price.

A townhouse went for \$600K, a Linacre for \$425K, a Stuart \$450K.

22 of 254 units are rentals, or 8.7%.

105 units sold in the last 10 years, or 41%.

73 units sold in the last 5 years, or 29%.

The 30 year plan was shown and discussed.

Open communication from Public conducted.

Nominations were taken for both Bridget Delgado and Virginia Pancotti. The uncontested election was approved with Bridget getting the 3 year term and Virginia filling the 2 year term.

Moved for Adjournment, seconded, adjourned 8:25 PM.