

### **Attention Foxwood III Homeowners**

Our Fox III annual meeting on November 10<sup>th</sup> did not have the needed attendance to make a quorum.

Since the 10<sup>th</sup> we have been able to collect enough owner proxies to achieve the simple majority required for to complete the meeting.

The Fox III Board will meet to officially finish all business including the election for one uncontested board position and adjourn the meeting.

The nomination process was closed and because the election was uncontested the Fox III Secretary will cast one vote for the nominee and the election will be completed and we will officially adjourn the Foxwood III 2016 Annual meeting.

Thank You

Foxwood III Board Of Managers

## MINUTES

### **Foxwood Condominium III Annual Business Meeting**

Thursday 11/10/2016 7:30 P.M.  
Mount Pleasant Public Library  
350 Bedford Road  
Pleasantville, N.Y. 10570

#### Board of Managers

Al Owens President  
Anne Sinnott Vice-President, Treasurer  
Virginia Sanfratello Secretary

#### Board President

Al Owens called the meeting to order at 7:30 P.M.

#### Review/Reading of Minutes of Previous Annual Meeting

There was a motion by Jim McMahon and seconded by Bill Domato to waive the reading of the minutes and to accept as presented.

#### Report from Board of Managers

Al Owens announced we did not have a quorum in order to close the meeting. Al discussed a summary of this past year's improvements including: oil pricing, side walk repairs, step replacing, bat remediation in building 68-72, and plantings.

#### Report on #16 Foxwood

Al discussed what is needed to complete the repairs to Building #16. A part of the cost will now have to be paid by Foxwood III due to the Contractor refusing to continue participation in any settlement negotiations after not being able to come to an agreement with the unit owners in building #16 after several years of unsuccessful discussions. The most significant remediation and repairs will be at the expense of the architect who is cooperating to get the matter resolved.

#### Review of 2016/2017 Budget

The 2016/2017 Budget in the amount of \$687,984.00 was presented and approved unanimously. Anne Sinnott gave an overview on the Budget. This represents no increase to last year's budget. There has been no increase to the Budget in 6 years.

#### New Business

This year's repairs and improvements to Foxwood will include: lobby upgrades, tree pruning, tree planting and courtyard improvements.

#### Election of one member to the Board Of Managers

Al Owens called for nominations for the open position for the Board of Managers. Anne Sinnott was nominated by Virginia Sanfratello and seconded by Jim McMahon. A vote was not held pending a quorum.

#### THE ANNUAL BUSINESS MEETING WILL BE CLOSED AT A LATER DATE PENDING A QUORUM

#### Adjournment

Motion was made by Anne Sinnott and seconded by Virginia Sanfratello to adjourn the meeting at 8:20 P.M.

**ADDENDUM TO MINUTES OF 11/10/16**

**Foxwood Condominium III**

**Annual Business Meeting**

WEDNESDAY 11/16/2016 5:00 P.M.

Foxwood Office

9 Foxwood Drive - Unit 9

Pleasantville, N.Y. 10570

Board of Managers

Al Owens President

Anne Sinnott Vice-President, Treasurer

Virginia Sanfratello Secretary

Board President

The meeting resumed at 5:00 P.M.

Report from Board of Managers

Al Owens announced we have a quorum in order to close the meeting.

Vote

Anne Sinnott was unopposed for the open seat on the Board of Managers. One vote was cast by the Secretary, Virginia Sanfratello for Anne Sinnott. Anne Sinnott has been re-elected to the Board of Managers

Adjournment

Motion was made by Anne Sinnott and seconded by Virginia Sanfratello to close the meeting at 5:15 P.M.