

Foxwood Homeowners Association Minutes
February 15, 2017 (Wednesday)

FHA Meeting was called to order at 8:00 pm

Present:

Marty DeGrazia
Matt Krouse
Al Owens
John Van Raalte
Virginia Sanfratello
Anne Sinnott
Bridget Delgado
Joe Mekeo

Absent:

Sheila Cestone

Forum: No forum was scheduled, but an impromptu forum held on remodeling of a Fox 1 unit, memos & notes are on file in the office. The issue was sound abatement for wood floors.

Old Business:

Waved reading of the minutes.

New and Ongoing Business:

Rock Wall repairs will re-commence in the spring and is completed to Manville Lane.

Toll Brothers – Toll will install a guard rail on the border and remedy Manville Ln.
CORRECTION – Bank of New York installed a safety fence at the drainage site, not Savin.

Road repairs will be re-evaluated in the spring in our efforts of ongoing maintenance.

Oil – we continue to see significant savings in the price and usage of oil.

One **Building sign** was selected to be made as a sample and is being manufactured now.

Hallway renovations and carpet: Fox 1 moving forward now, Fox 2 is completed, Fox 3 is 80% thru on painting & began carpeting, the radiator covers were delivered. Fox 3 selecting numbers.

Repair and replacement of the **air conditioner sleeve** screens will be done in 2017.

Stone Steps will be repaired on a case by case basis. The wood **staircases** will be re-finished in 2017 together with the **banisters**.

Each Fox must review **past due balances**. Fox 1 has another significant delinquency.

Downspouts and drainage are scheduled for 2017.

Some new **tree work** will be needed in spring, especially in Fox 2 by Campus Drive.

Dryer Vents will be cleaned in the New Year, we're looking to switch vendors and getting prices now.

Roof cleaning: Many roofs cleaned, more to do, especially in Fox 2 which will be examined in the spring.

Lighting: Some of the underground pole light wiring is showing signs of decay it is slated for repair. This is not related to the LED upgrade project. Con Ed was called as the transformer must be shut down.

We will look to replace the **benches at the pool** before next season.

Garden Sheds will be refurbished in 2017, **garbage sheds** will be re-painted.

Building 28 Foxwood Dr. is being evaluated for a **structural problem** in the basement and slated for repair. The engineer and builder have rendered their reports.

Building 76 needs a pine tree removed for sap problems and is too close to the building and has lost several branches.

Crawl spaces will be inspected in the spring.

All rental **leases** and applications are up to date.

Discussions were held regarding a **neighbor in Fox 3** and related complaints. Marty will follow-up.

Executive session was held regarding office payroll.

The meeting was adjourned at 9:35 PM

The next meeting will be March 14th, at 8:00PM

SAVE THE DATE FOR THE 3 ANNUAL MEETINGS WHICH WILL BE CONDUCTED ON THE SAME NIGHT, MONDAY, NOVEMBER 20TH, AT THE PLEASANTVILLE PUBLIC LIBRARY ON BEDFORD ROAD AT 7:00 PM SHARP.