

Foxwood Homeowners Association Minutes
March 21, 2017

FHA Meeting was called to order at 8:00 pm

Present:

Marty DeGrazia
Matt Krouse
Al Owens
John Van Raalte
Virginia Sanfratello
Anne Sinnott

Absent:

Sheila Cestone
Bridget Delgado
Joe Mekeo

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. Our goal is to have the front side completed from Manville Lane to Campus Dr. by October 2017.

Toll Brothers – Toll will install a guard rail on the border and remedy Manville Ln., pending.

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

One **Building sign** was hung on building 21 as a sample, decision pending.

Hallway renovations and carpet: Fox 1 moving forward now, Fox 3 is 90% completed.

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.

Each Fox must review **past due balances**.

Downspouts and drainage are scheduled for 2017.

Tree work authorized for spring 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. Con Ed was called as the transformer must be shut down. We will call Con Ed to hurry them up.

Anne has shopped and selected the benches at the pool.

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

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

Crawl spaces will be inspected in the spring.

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

The pool contract was discussed and we are getting a quote for a 3 year deal.

Certain upstairs units with hardwood floors will be checked to be in compliance with the 80% carpeting rule. Fox 3 is primary concern.

We continue to watch oil to re-lock beyond 6/1/2018, August is our primary target date.

Executive session was held regarding office payroll and was approved and sent to Stillman.

The meeting was adjourned at 9:40
PM

The next meeting will be April 11th, at 8:00PM

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