

Foxwood Homeowners Association Minutes & Status Report May 9, 2017

FHA Meeting was called to order at 8:10 pm

Present:

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| Marty DeGrazia | Shelia Cestone |
| Matt Krouse | Joe Mekeo |
| Al Owens | Anne Sinnott |
| John Van Raalte | Virginia Sanfratello |

Absent:

Bridget Delgado

Forum: No forum was scheduled.

Old Business:

Waved reading of the minutes.

New and Ongoing Business:

Discussions were held over our **heating obligation** as there is a difference between Westchester County and The State of New York's regulations. We are required to supply heat from 9/15 thru 5/31 at 68 degrees.

Pool rules will shortly be published.

We voted unanimously to stay with **Shamberg/Marwell** notwithstanding a potential conflict of interest with Sunrise Assisted Living.

Rock Wall repairs have begun and is completed to Manville Lane. Our goal is to have the front side completed from Manville Lane to Campus Drive by October 2017.

Toll Brothers - will install a guard rail on the border and remedy Manville Ln.

Road repairs - We authorized 5 days work unanimously.

One **Building sign** was hung on building 21 as a sample, another sample to be done in a vanilla background to hang at 4 Tudor Drive. Decision pending.

Hallway renovations and carpet: Fox 1 moving forward now, Fox 2 & 3 are completed.

The goal for this season is to: replace the **air conditioner sleeve** screens, **stone steps** will be replaced on a case by case basis. The wood **staircases** will be re-finished probably in September, **drainage** from gutters and underground drains to be repaired (priority 1), the **garden and garbage sheds** rehabbed, **stone floors in lobby** to be cleaned.

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

Tree work authorized for Fox 2 and Campus Dr. Fox 1 & 3 to join in & examine their areas.

Dryer Vents are being done now, and have started on Tudor Court.

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

Lighting: Some of the underground pole light wiring is showing signs of decay and is slated for repair. Con Ed was called as the transformer must be shut down.

The benches for the pool were delivered.

Building 28 being remedied for a **structural problem** in the basement & repair has begun.

Crawl spaces will be inspected. No signs of damp basements after the last heavy rain.

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

The pool contract was signed for a 3 year deal. We have outs if not satisfied.

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

Matt and Marty will watch oil to re-lock beyond 6/1/2018, August is our primary target date.

We will be replacing light heads on street lights by Campus Dr. entrance to the proper size.

We will be replacing the garbage rule and bath signs shortly.

The meeting was adjourned at 9:45 PM

The next meeting will be June 13th. 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.