

# **Foxwood Homeowners Association Minutes & Status Report - August 8, 2017**

**FHA Meeting was called to order at 8:00 pm**

**Present:**

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

**Forum:** No forum was scheduled, but the Con Ed outage was discussed.

**Old Business:**

Waved reading of the minutes.

**New and Ongoing Business:**

**Pool issues** were discussed. The homeowner whose child defecated in the kiddy pool will be responsible for the remediation thereof by unanimous vote.

The person videotaping and harassing the lifeguard causing the police to come out twice was spoken to and will lose privileges if this happens again. She filed a police complaint against a board member who cross-filed against her on 8/10/17.

All pool guest are reminded that the lifeguard is responsible for the safety and running of the pool and are reminded to obey all pool rules (posted throughout and available on our website), including that inflatable items are not allowed in the pool, except coast guard approved life vest (rule #10). And above all, foul language and combative behavior are never appropriate and may result in expulsion.

The **search for legal representation** was presented and narrowed to a handful of firms for a 2<sup>nd</sup> pass to replace Shamberg/Marwell who has terminated their services.

**Rock Wall** repairs continue & look excellent. We are saving over \$100K by using our staff.

**Building sign** are invoiced awaiting our approval and payment. Fox 1 & 3 will use a brown and vanilla color, Fox 2 will use a black, white and brown color.

Fox 2 replaced the **inside panel on their 2 tier buildings**, this is complete.

The **air conditioner sleeve** screens may move to next season but will get done.

The re-finishing of wood **staircases** started and are being sanded down to bare wood and treated for more permanency.

**Drainage** from gutters and underground drains to be repaired (priority 1).

The **garden and garbage sheds** are being rehabbed and is about halfway done.

**Stone floors in lobbies** to be cleaned.

**Roof cleaning:** Many roofs were cleaned with more to do, especially in Fox 2.

**Lighting:** Con Ed has completed the lighting work.

**Building 24** is being remedied for a **structural problem** in the basement & repairs have begun, we will look at each building with our engineer for similar problems.

**9 Tudor Court** was remediated for a plumbing leak and small pocket of contained non-hazardous mold in the below crawl space.

We replaced the light heads on **street lights** by the Campus Dr. entrance to the proper size.

We replaced the **garbage rules on the sheds** that were painted, and **bath signs** at the pool.

A **30 year plan** was presented and discussed and will be a work in process.

Two different proposals for **tick spraying** were discussed and voted down as they range up to \$10K and require 4 applications and do not last long. As this is a bad tick year, all residents walking dogs in grassy areas are encouraged to use bug spray on themselves and a tick collar on their dogs. Wear long pants and look for ticks when you get home and take this matter seriously.

The **insurance package** was reviewed and unanimously approved.

Those behind in **common charges** must get up to date or risk having a lien on their homes.

**Marty DeGrazia resigned** from the Board effective 11/20/17, the annual meeting. There will be two open spots for the Fox 2 board this year.

**The meeting was adjourned at 10:25 PM**

**The next meeting will be September 12<sup>th</sup>, at 8:00PM**

**SAVE THE DATE FOR THE 4 ANNUAL MEETINGS WHICH WILL ALL BE CONDUCTED ON THE SAME NIGHT, MONDAY, NOVEMBER 20<sup>TH</sup>, AT THE PLEASANTVILLE PUBLIC LIBRARY ON BEDFORD ROAD AT 7:00 PM SHARP.**

Visit us at [www.FoxwoodCondominium.com](http://www.FoxwoodCondominium.com) so that you can't  
plead ignorance on pool rules, garbage & recycling,  
remodeling, etc.