

**FOXWOOD HOMEOWNERS ASSOCIATION MINUTES**  
**JANUARY 13, 2015**

**The meeting of the FHA started at 7:30 P.M.**

**ATTENDEES:**

John Van Raalte  
Marty DeGrazia  
Anne Sinnott  
Virginia Sanfratello

Bridget Delgado  
Meghan Milite  
Joe Micko

**ABSENT:**

Matt Krouse  
Louise Guidice

**A = OLD BUSINESS**

Waived reading of the prior minutes.

**B = NEW & ONGOING BUSINESS**

- 1) There was a prior forum on **noise** complaints in Fox 3.
- 2) We looked to lock **electric rates** but there was no significant savings, they are historically lower in mid-winter.
- 3) We have settled with the insurance companies with respect to **repairs to the rock wall** on Bedford Road from the auto accident last fall. These repairs will be done in house as will the entire wall.
- 4) The **oil** contract was re-negotiated and locked through February 29<sup>th</sup> of 2016.
- 5) The **basements** are now getting weather guards as time permits, throughout the winter.
- 6) The proposal to convert to **LED lighting** on the buildings is signed and we look forward to significant savings.
- 7) The **parking lots** will get more work in the spring. We'll also get proposals for additional curbs & striping.
- 8) Carey & Walsh **plumbing & heating** completed upgrades to 4 of our systems, 2 in each of Fox 2 & 3; one was done with Fox 1's installation of a new burner. These test will be examined for all 18 burners.
- 9) We continue working with **Toll Brothers** on screening & privacy issues on our border with them.
- 10) The **basements** will be worked on over the winter with respect to painting, holes in the sheetrock, etc.
- 11) The board examined the **Rules and Regulations** and **By-Laws** with respect to noise complaints, carpeting, dogs, etc. and will revise the rules and regulations shortly in the new fiscal year.
- 12) **No work may be done in or to the units** after 6:00 PM or before 8:00 AM, nor at any time on Sunday. All work must be by licensed & insured contractors. All insurance certificates must name Foxwood and be on file.
- 13) The **Formal Gardens** were discussed for possible upgrade as were the **lobbies**. We hope to do the lobbies in the 2015 – 2016 fiscal season.

**C = THE MEETING WAS ADJOURNED AT 9:45 PM.**

## SUPPLEMENT

The **next Board meeting** will be February 10, 2015.

Please update your **email** with us. It will be confidential at all times

Did you **buy or sell a car**? Please let the office know to keep our records updated.

**If you want you storage units painted, please let the office know.**

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