

Foxwood Homeowners Association Minutes

January 9, 2018

FHA Meeting was called to order at 7:00 P.M.

Present:

Shelia Cestone
Joe Macchio
Bridget Delgado
Virginia Pancotti
John Van Raalte
Al Owens
Virginia Sanfratello
Anne Sinnott
Absent: Matt Krouse

Forum: No forum was scheduled.

Old Business: Waived reading of the minutes.

New and Ongoing Business:

Budgeting nomenclature and process alignment- Marty DeGrazia has remained active with the board and presented a recommended budgeting nomenclature change between the three Foxes and Stillman Management providing a more streamlined process. Thank you Marty!

Pool- Damage to one of the pool covers was repaired.

Stillman Management- Residents were sent letters from Stillman Management regarding a new payment process. Homeowners will need to follow the provided instructions to make the new changes. This is a Stillman Management payment process change and not a change in Foxwood policy. Homeowners that do not have online banking access to make changes will need to rely on a trusted family member to make the changes.
The banking change process is not possible through the Foxwood office.

Finger & Finger- The board discussed some minor onboard issues with our new legal representation. Details for improvement with regard to communication and property transfer processes will be followed up on.

Rock Wall- Repairs are complete on the outside and only a small stretch from Manville Ln. to Campus Dr. remains in need of completion. The work will be complete as weather permits. Foxwood has saved in excess of \$100K by managing this work internally.

Building signs- Signs are in and they will be installed when weather and work schedules allow.

Re-finishing of wood staircases- This work is complete for Fox 2 & 3, the contractor will return for touch-ups and to finish Fox 1 as soon as temperatures permit the contractor to apply the finishing products.

Repair of underground drainage- Work on gutters and underground drains continues with added staff.

Garden sheds- Rehab is underway and will be completed as work allows.

Garbage sheds- Rehab is completed.

Stone floors in lobbies- Cleaning and repairs will begin in the spring season.

Roof cleaning- Many roofs were cleaned with more to do. Roof work will resume in the spring.

Building 24 structural problems- A structure issue appeared in Building 24 and was repaired. Effected units were repaired and the work is complete. We will look at each building with an engineer for any similar or other problems. If any issues are found, repairs will be made.

Con Ed sidewalk repairs- The sidewalk in back of building 40 Foxwood Drive was completed.

Oil rates- We continue to benefit from our oil lock-in rate that will last until June 1st. Oil prices are good through May and new lock-in should happen closer to then if a lock makes sense.

Electric Rates- All common area electrical zones (36) have been migrated to a new provider reducing our costs by 10.2% beginning July 1, 2018 through December 31, 2019.

Garbage Sheds- Signs with rules were replaced as sheds were painted.

Significant disregard for posted rules continues and we are looking at possible solutions including:

- Observation cameras on the garbage sheds
- A single common recycle area
- Larger and more specific signage

A letter/reminder about rules and consequence for noncompliance will be sent to homeowners.

Testing of a new type of recycle receptacle container is planned for shed #1.

There is a plan to bring in dumpsters for residents in the near future.

TV disposal is a major problem. TV's and monitors are NEVER allowed to be disposed of at any time at the Foxwood garbage sheds. We are considering on having a TV pick up day from time to time by our guys to eliminate TV dumping at the garbage sheds. More to come.

Late Common Fees- A new late fee structure was agreed to for significantly late common fee late charges. This is not a common problem but a consistent process needs to be adopted.

Building Entrance Double door repairs- We are waiting for amended estimates for repairs to doors including new specs to include weather stripping, hardware and realignment for proper work. Some doors were already repaired and revealed a need to include weather stripping repairs.

Annual Meeting will be held on Monday, November 5th 2018 at the Pleasantville Library.

All meetings will occur on the same night the way we did it last year.

Meeting adjourned at 10:57 P.M.