

Foxwood Homeowners Association Minutes October 11, 2016

FHA Meeting was called to order at 8:10 pm

Present at the meeting were:

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

Absent:

Forum: No Forum was requested

Old Business:

Waved reading of the minutes

New and Ongoing Business:

Rock Wall repairs continue. The wall will be completed to Manville Lane by year end.

Crawl Space Doors are done.

The **Pool** is closed and covered for the winter season, plumbing drained and treated with antifreeze. Pool area decks will be kept closed for the offseason.

Toll Brothers: No new news or updates were reported regarding the Toll Brother's construction on our adjacent property.

Road repairs are mostly done with smaller repairs to be completed "In House".

Oil was locked to 5/31/2018 at \$1.85.

Building sign prototype designed for Board approval.

Hallway renovations and carpet: F1 moving forward in 2017, F2 completed, F3 begins next week.

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, Fox 3 has begun already. The wood staircases will be re-finished in 2017.

Each Fox must review **past due balances**, Fox 1 has a significant problem with one unit owner about \$10,000 behind.

Gutters will be cleaned before the end of the year once leaves are off the trees, and **downspouts and drainage** scheduled for 2017.

Tree Work: No tree work is needed at this time. We will work with Bank of New York on their dead tree branches.

All chairs at the pool must be removed before winter, or will be donated to charity if there is no name tag on them.

Two more men will be added to Mike's team temporarily to finish certain projects before winter.

Dryer Vents will be cleaned in the new year, we're looking to switch vendors.

Roof cleaning: Completed. Not all roofs were done. Some roofs had issues and were treated successfully.

Lighting: Some of the underground pole lighting wiring is showing signs of decay it is slated for repair. This is not related to the LED upgrade project. Con Ed was called as the transformer must be shut down.

We will look to replace the **benches at the pool**.

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

The meeting was adjourned at 9:45 PM