

# FOXWOOD III HOMEOWNERS ASSOCIATION MINUTES

Tuesday, November 19, 2013

**The meeting of Fox III started at 7:10 P.M.**

**ATTENDEES:**

Al Owens  
Barbara McGinty  
Louise Guidace

**ABSENT:**

Meeting was called to order at 7:10 PM  
President Al Owens led the meeting with the Pledge Of Allegiance.

**A = OLD BUSINESS**

Waived reading of the prior minutes.

**B = NEW & ONGOING BUSINESS**

- 1) Louise Guidace presented the budget for 2013 to 2014. President, Al Owens, reviewed certain financial matters within the budget, and reviewed the cash balances, disbursements, and the capital improvement fund. A change in will be made in the way we track contributions from new home buyers with regard to the two months common fees we collect at each closing, it will be tracked in our Reserve account and not the general operating fund.
- 2) The Murana unit that was in arrears was discussed. It has been satisfied in full including late fees and fines. The owner, Murana, has sold and left.
- 3) Repairs and maintenance were discussed for Fox 3. All buildings have been painted and repaired (panels replaced, new hose caddies, basement leaks fixed, gutters cleaned & secured, etc.). Windows and door in all basements and boiler rooms will be finished over the next few months.
- 4) Dryer Vents of all units have been cleaned and future cleaning will be included include in our periodic maintenance schedule.
- 5) There was a brief discussion on converting to gas from oil, but there are no plans underway.
- 6) There was a discussion about the contract & vendor renewals and the almost 18% to 20% discounts generally negotiated including for the pool, cleaning service, etc.
- 7) There was an overview presented about our insurance coverage. Again, cost were contained due to our good record and negotiations.
- 8) Nominations were taken from the floor for the open board seat. Al Domato & Anne Sinnott were nominated and Ann Sinnott was elected for the 3 year term ending November, 2016.

9) Al Owens talked about his vision for the future including dressing up the lobbies. FHA matters were also reviewed regarding repairs to the pool, streets & sidewalks, Benchmark Senior Living & Toll Brothers. Also the enhancements to the lighting and signage were discussed.

**C = THE MEETING WAS AJOURNED AT 8:15 P.M.**