

FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

December 10, 2013

The meeting of the FHA started at 8:00 P.M.

ATTENDEES:

Virginia Sanfratello
Marty DeGrazia
Joe Macchio
Al Owens
Matt Krouse
John Van Raalte
Louise Guidice
Bridget Delgado

ABSENT:

A = OLD BUSINESS

Waived reading of the prior minutes.

B = NEW & ONGOING BUSINESS

- 1) Discussions are on hold with Valley Oil and we will be staying with **Robison Oil** in the short-term. We will shortly be hiring Carey & Walsh to evaluate some of our equipment, especially in terms of efficiency.
- 2) The **parking signs** are 100% complete and we will plant under and around them in the spring.
- 3) Al Owens is about 99% complete photographing **maps, blueprints, & plans** for digital back-up.
- 4) The replacement of the **basement doors and windows** will continue throughout the winter, weather permitting, and as the buildings get **painted** in the spring, with 14 of 32 buildings painted.
- 5) Probably in 2015, we will repair or replace missing screens to the air conditioner covers. We will review our **open items list for next year** at the January FHA meeting, see attached.
- 6) Research continues to convert to all **LED lighting** on the buildings with the prospect of getting much of the cost covered from NY State.
- 7) By unanimous vote the **officers were elected to the FHA**, they are Marty DeGrazia – President & Secretary, Al Owens - Vice President, John Van Raalte – Treasurer.
- 8) By unanimous vote, each **Fox elected officers**: In Fox 1, Matt Krouse – President, Virginia Sanfratello – Vice President & Secretary, Joe Macchio – Treasurer. In Fox 2, Marty DeGrazia – President & Secretary, Bridget Delgado – Vice President, John Van Raalte – Treasurer. In Fox 3, Al Owens – President, Anne Sinnott – Vice President & Treasurer, Louise Guidice – Secretary.
- 9) The Board discussed the pending action with **Tierney** regarding assigned parking.
- 10) Marty met with Mayor Scherer (with Eileen West) to discuss concerns on **Toll Brothers & Benchmark**. A meeting will be set with Toll to discuss border screening.

C = THE MEETING WAS ADJOURNED AT 9:30 PM.

The next meeting will be Tuesday, January 14th at 8:00 PM.

Open Items List

ADMINISTRATION:

- Schedule Pool opening & rules
- Schedule for budget process
- Schedule for Elections
- Re-apply for HUD/FHA Certification
- Develop a website and/or email system
- Develop a long term financial plan

BUILDINGS:

- Continue to paint & rehab storage areas
- Shampoo carpets in spring
- Continue with basement door & window replacement
- Maintain Dryer vents (each Fox is different on this historically)
- Fox 2 needs drains dug and replaced; Fox 3 needs the same & a blow-out.
- Evaluate timers for basement lights
- New signage on the buildings
- Monitor termite traps
- Inspect & clean chimneys, 12/2104 (annually)

GROUNDS:

- Continue repairing stone wall at 117
- Repair road cracks and “alligator”, fix damaged curbs
- Repair sidewalk cracks and any damage from tree roots
- Re-line parking lot
- Remove old tree stumps
- Switch to LED lighting (see above)
- Prune trees as needed
- Remove dead shrubs, prune and maintain trees as needed