

**Foxwood Homeowners Association Minutes**  
**December 13, 2016**

FHA Meeting was called to order at 8:05 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 held

**Old Business:**

Waved reading of the minutes

**New and Ongoing Business:**

Rock Wall repairs will re-commence in the spring and is completed to Manville Lane.

Toll Brothers: No news or updates were reported on our adjacent property. No problems either that the board is aware of.

Road repairs are completed for the season and will be re-evaluated in the spring.

Oil is at \$2.02 to 3/31/17, then to \$1.85 to 6/1/18. Electricity is at .0818 cents to 7/1/18.

One Building sign prototype is being made for inspection and approval.

Hallway renovations and carpet: Fox 1 moving forward in 2017, Fox 2 is completed, Fox 3 began. The radiator covers are on order.

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 this already. The wood **staircases** will be re-finished in 2017 together with **banisters**.

Each Fox must review **past due balances**, Fox 1's unit owner about \$10,000 behind has gotten caught up.

**Gutters** were cleaned and the **downspouts and drainage** is scheduled for 2017.

No new tree work is needed at this time but some remediation will be needed in spring.

All chairs at the pool were removed, please claim any missing chair from the office or they will be donated to charity if there is no name tag on them.

2 more men were added to Mike's team to finish certain projects before winter.

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

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

Lighting: Some of the underground pole light 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 before next season.

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

Building 28 is being evaluated for a structural problem in the basement and slated for repair.

Each of Fox 1, 2, 3 and the FHA unanimously agreed to keep the officers as they were.

The meeting was adjourned at 9:50 PM

The next meeting will be January 10<sup>th</sup> at 8:00PM

SAVE THE DATE FOR THE 3 ANNUAL MEETINGS WHICH WILL BE CONDUCTED ON THE SAME NIGHT, MONDAY, NOVEMBER 20<sup>TH</sup>, AT THE PLEASANTVILLE PUBLIC LIBRARY ON BEDFORD ROAD AT 7:00 PM.