

FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

MARCH 10, 2015

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

ATTENDEES:

Bridget Delgado
Anne Sinnott
Virginia Sanfratello

Matt Krouse
Joe Micko
John Van Raalte

ABSENT:

Marty DeGrazia
Meghan Milite
Louise Guidice

A = OLD BUSINESS

Waived reading of the prior minutes.

B = NEW & ONGOING BUSINESS

- 1) **Electric rates** were locked with the option of canceling or re-locking at any time.
- 2) The **rock wall** will be repaired with in-house staff starting when the weather warms up.
- 3) The weather guards were added to the basement doors and the **basements** are close to being finished with respect to repairing the sheetrock and painting.
- 4) The **LED lighting** conversion is due to start early March and take about 10 days.
- 5) The **parking lots** will get more work done shortly including curbs & striping.
- 6) We continue reviewing the preliminary data for the **plumbing & heating** upgrades to 5 of our systems, 2 in each of Fox 2 & 3; one was done with Fox 1's installation of a new burner.
- 7) An analysis of the **snow removal** cost indicate that we are about \$21K over budget to date.
- 8) **No trespassing** signs will be installed at the entrances to deter people from walking their dogs etc. on our private property.
- 9) **Parking problems** were discussed again.
- 10) We continued discussing upgrades to the **lobbies**. We hope to do the lobbies in the 2015 – 2016 fiscal season.
- 11) Each of the Fox 1, 2 and 3 boards approved the following changes to the **Rules and Regulations** contained in the By Laws as Schedule A, and the Rules and Regulations will be re-circulated to each unit owner:

Any unit above another, whether on the 1st or 2nd floor, will require 80% **carpeting** coverage throughout, including hallways, but excluding kitchens and bathrooms. The specs for the carpeting will be on file in the office.

Proper noise insulation will be required when installing **hardwood floors** above another unit, whether on the 1st or 2nd floor, the specs of which will be on file in the office. A licensed and insured contractor must be used.

No **Pit Bulls, Rottweiler's, or Doberman Pinschers**, or any mix, hybrid, or combination thereof, will be allowed to be housed, boarded, or on the property at any time.

No treadmills or similar exercise equipment are allowed to be used in the units at any time.

All renovations to a unit must be done between 8:00 AM and 6:00 PM Monday through Friday, 8:00 AM to 3:00 PM on Saturdays, and never on Sunday's or holidays.

C = THE MEETING WAS ADJOURNED AT 9:35 PM.

The **next Board meeting** will be Tuesday April 14, 2015 at 8:00 PM