

Foxwood Homeowners Association Minutes

March 13, 2018

FHA Meeting was called to order at 7:33 PM

Present:

Joe Macchio
Virginia Pancotti
Virginia Sanfratello
Al Owens
Anne Sinnott

Absent:

Matt Krouse
Shelia Cestone
Bridget Delgado
John Van Raalte

Forum: There was a Fox II forum from 7:00 PM - 7:30 PM

Old Business: Waived reading of the minutes.

New and Ongoing Business:

Budgeting nomenclature and process alignment- This change will take place with the beginning of the 2019 fiscal year.

Pool- Homeowner privileges IE voting, pool use, etc. will be suspended if homeowner profiles are not current. This is a simple and quick process and it is important.

Garden Club- Meeting dates will be posted to the Foxwood web sight.

Foxwood Tag Sale- There is no Foxwood Tag sale planned for 2018. If this changes, a notice will be issued.

Snow removal- We are over budget on our snow removal contract by approximately \$11,000 to date. This includes plowing, shoveling and purchasing of salt.

Board Meetings- Begin at 7:00 PM. The meeting dates are on the Foxwood website.

You are welcome to attend any board meetings without prior notice.

Homeowners that want to meet with the board need to schedule time during a regular board meeting and provide the topic so the board can be prepared to discuss any issues or ideas.

Stillman Management Payment process- Residents continue to follow the process with few issues. Homeowner's that do not have online banking access to make changes will need to rely on a trusted family member to make the changes.

The banking change process is not possible through the Foxwood office.

Legal Representation- We moved to a new legal firm several months ago and we have had issues with our new provider. The board is evaluating other options.

Rock Wall- Repairs are complete on the outside and only a small stretch from Manville Lane to Campus Drive remain in need of completion. The work will be completed as weather permits. Foxwood has saved in excess of \$100K by managing this work internally.

Building signs- Signs are in and they will be installed when weather and work schedules allow.

Re-finishing of wood staircases- This work is complete.

Repair of underground drainage- Work on gutters and underground drains continues with added staff.

Garden Sheds- Rehab is underway and will be completed as work allows.

Garbage Sheds- Rehab is completed.

Stone floors in lobbies- Cleaning and repairs will begin in the spring season.

Roof cleaning- Several roofs were cleaned with more to do. Roof work will resume in the spring.

Building structures- The Board is actively looking for a qualified engineer to evaluate all FW building structures to assure we have no structural issues. If any issues are found, repairs will be made.

Oil rates- We continue to benefit from our oil lock-in rate that will last until June 1st. A new lock-in rate should happen closer to then if a lock makes sense.

Electric rates- All common area electrical zones (36) have been migrated to a new provider reducing our costs by 10.2% beginning July 1, 2018 through December 31, 2019.

Garbage Sheds- Signs with rules were replaced as sheds were painted.

Significant disregard for posted rules continues and we are looking at possible solutions including:

- Observation cameras on the garbage sheds

- A single common recycle area

- Larger and more specific signage

A letter/reminder about rules and consequence for noncompliance will be sent to homeowners.

A test of a new type of recycle receptacle container was successful and new receptacles will be in all collection areas soon.

There is a plan under consideration to bring in dumpsters for residents in the near future.

TV disposal is a major problem. TV's are NEVER allowed to be disposed of at anytime in Foxwood.

A new process is being introduced on a test basis.

At the homeowner's cost and on specific dates, 'Mike's men' will be available to pick up "TV's, monitors, metal items, IE small appliances, etc." FROM INDIVIDUAL HOMES BUT NOT THE

GARBAGE COLLECTION AREAS and bring them to the public recycle center in Pleasantville that is available to all Pleasantville residents.

Items included are restricted to what is accepted by the recycle center but not permitted in our regular garbage collection areas. The cost will be \$25 for one item that requires one man. Two items or two men needed will be \$50 and so on.

This will be on a test basis with the goal of eliminating the illegal dumping at FW. Hopefully this will eliminate the ongoing excessive illegal dumping. Maximum fines will be levied when improper dumping occurs.

Late Common Fees- A new late fee structure was agreed to for significantly late common fee late charges. This is not a common problem, but a consistent process needs to be adopted.

Building Entrance Double Door repairs- We are waiting for amended estimates for repairs to doors including new specs to include weather stripping, hardware and realignment for proper work. Some doors were already repaired and revealed a need to include weather stripping repairs. We are sourcing new window inserts for the entrance doors that are created in the FW brown so we don't need to paint them.

Meeting adjourned at 9:10 PM.

PLEASE NOTE

**Our Annual Meeting will be held on Monday, November 5th 2018 at
Emanuel Evangelical Lutheran Church
197 Manville Road, Pleasantville
All meetings will occur on the same night the way it was done in 2017**