

Foxwood Homeowners Association Minutes & Status Report June 13, 2017

FHA Meeting was called to order at 8:10 pm

Present:

Marty DeGrazia
Matt Krouse
Al Owens
John Van Raalte

Shelia Cestone
Joe Mekeo
Anne Sinnott
Virginia Sanfratello

Absent:

Bridget Delgado

Forum: No forum was scheduled.

Old Business:

Waved reading of the minutes.

New and Ongoing Business:

Pool rules were published and on the website.

Shamberg/Marwell has terminated their services to us as they are getting out of the representation business.

Rock Wall repairs are ongoing. Our goal is to have the front side completed from Manville Lane to Campus Drive by November 2017.

Toll Brothers - will install a guard rail on the border and remedy Manville Ln.

Road repairs – Has begun with Santucci.

Building sign are on order.

Hallway renovations and carpeting are complete except that Fox 2 will replace inside panel on 2 tier buildings.

The goal for this season is to replace the **air conditioner sleeve** screens.

The wood **staircases** will be re-finished starting in late July or early August and will be sanded down to bare wood and treated for more permanency.

Drainage from gutters and underground drains to be repaired (priority 1).

The **garden and garbage sheds** are to be rehabbed starting next week in and out.

Stone floors in lobby to be cleaned.

Each Fox must review **past due balances** always.

Tree work has been completed.

Dryer Vents are completed

Roof cleaning: Many roofs cleaned, more to do, especially in Fox 2 which will be examined.

Lighting: Some of the underground pole light wiring is showing signs of decay and is slated for repair. Con Ed was called as the transformer must be shut down. This is half done.

Building 24 being remedied for a **structural problem** in the basement & repair has begun.

Crawl spaces will be inspected. No signs of damp basements after the last heavy rain.

All rental **leases** and applications are up to date.

Matt and Marty will watch oil to re-lock beyond 6/1/2018, August is our primary target date.

We will be replacing light heads on street lights by Campus Dr. entrance to the proper size.

We will be replacing the garbage rule and bath signs shortly.

The meeting was adjourned at 9:35 PM

The next meeting will be July 11th, at 8:00PM

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