

## **Foxwood Homeowners Association Minutes & Status Report July 11, 2017**

### **Present:**

Matt Krouse  
Sheila Cestone  
Al Owens  
John Van Raalte

Bridget Delgado  
Joe Mekeo  
Anne Sinnott  
Virginia Sanfratello

### **Absent:**

Marty DeGrazia

**Forum:** F3 Had a forum re stains on the sidewalk in front of Building 48

### **New and Ongoing Business:**

**Pool rules** were published and on the website. They are in process of lamination and mounting for display as well.

**Garbage Building:** Signs have been made and are ready to mount.

**Shamberg, Marwell** has terminated their services to us as they are getting out of the representation business. There was a discussion about the various board members contributing possible candidates for replacement.

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

**Road repairs:** Repairs have been completed by Santucci.

**Building sign** are on order.

- Price will increase because it is now two different jobs (two colors)
- They are getting back to us with F 1, 2, 3 estimates for approval and production will begin.

**Hallway** renovations and carpeting are complete.

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. We need to look at the two estimates and conclude vendor, costs and process.

**Drainage** from gutters and underground drains to be repaired (priority 1). Leaders need to be upgraded in size on some buildings and a few in ground drains need to be redone, IE: dug up and new drains created. Actual mapping of work to be done is in progress with Mike so pricing and work can begin.

**The Garden and Garbage Sheds** are to be rehabbed starting next week in and out.

**Stone floors in lobby** to be cleaned. Stone cleaning interior areas Progress TBD info needed from Mike.

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

**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.

Clarification is needed for what is in the estimate. We received an estimate but it is not clear what the actual scope of work is. We need a better understanding of what actual roofs are to be cleaned so we can keep track of the two year warranty.

**Lighting:** Repairs by Con Ed are completed.

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

**Crawl spaces** - Inspections for structural issues as well as water problems are planned but the estimates are not clear in terms of potential costs regarding removal and replacement of insulation and Architect and engineer costs if an issue is found.

**Water Issues:** Building 68 had a water issue during a recent heavy rainfall. Mike had contractors here to evaluate. No info as to problem or fix yet.

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. Current available lock in price is close to what we have now.

**We will be replacing light heads on street lights:** Campus Dr. entrance - new replacement lights to the proper size. This work was started but the new light heads may be too large to fit esthetically with the rest of FW. Issue was raised by Joe Mekeo. We all need to look at what was installed and decide if we want to proceed as is or change the new light heads.

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

**Meeting adjourned at 8:50 PM**