

FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

August 9, 2016

The meeting of the FHA started at 8:15 PM.

ATTENDEES:

Matt Krouse John Van Raalte
Anne Sinnott Virginia Sanfratello
Marty DeGrazia Joe Mekeo
Al Owens

ABSENT:

Bridget Delgado
Sheila Cestone

Forum: There was no prior forum.

A = OLD BUSINESS

Waived reading of the prior minutes.

B = NEW & ONGOING BUSINESS

- 1) The **rock wall** repairs are on target for 75% completion by year end.
- 2) It was announced that **Megan Milite resigned and Sheila Cestone** was approved as a temporary Fox 1 replacement. Because of this, there will be 2 openings for election this November in Fox 1. The person with the highest votes will occupy the 3-year term, the other will fill out the existing term through to 2018.
- 3) **Cracks in the roads** will be repaired this week by our contractor, smaller cracks & potholes will be done in-house.
- 4) We are continuing to spec out the **building sign** job.
- 5) **Carpet** will be installed in building 21, Fox 2, but after the walls are painted, which started for Fox 2.
- 6) **Air conditioner sleeves** are planned now for 2017.
- 7) **Insurance** carrier approved and renewed at a slight increase.
- 8) Each Fox has reviewed their **past due balances**.
- 9) Our **tree service** was in for 2 days for the FHA, and 1 and 2 days each for Fox 1, 2, & 3 respectively.
- 10) We have estimates for removal of the **mold & lichen on the roofs** to be further discussed.
- 11) Doyle Construction is almost finished with replacing the **basement trap doors**. Our staff will paint them. As always, anyone needing access to the basements or attics may only do so with the office's approval and the property manager present. This includes cable TV, phones, etc.
- 12) Discussions continued on replacing the **pool benches**.
- 13) **Dryer vents and gutters** have been cleaned on the exterior and will get another pass before winter.
- 14) **Bad photo cells** were replaced on the street lights affected.
- 15) The **wall by the pool** was re-stucco'd including weep holes to allow ground water to escape.

16) **Other repairs completed** are: straps on the light poles, garbage sheds power-washed including receptacles, woodpecker & squirrel repairs done, and a sample stair was stained to test durability.

17) **Oil** is being watched for locking, **electricity** locked through 7/30/18 at a slight increase.

18) A letter will be sent to a Fox 3 resident about allowing **pool guests** to use the pool without the unit owner being present.

C = THE MEETING ADJOURNED @ 9:45 PM.

The next **Board meeting** will be Tuesday, September 13, 2016 at 8:00 PM.

REMINDER

ANNUAL MEETINGS WILL BE:

FHA = November 7th

Fox 3 = November 10th

Fox 1 = November 15th

Fox 2 = November 21st

All meetings will start at 7:00 sharp with a hard end time of 8:30.

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