

# **Foxwood Homeowners Association Minutes** **September 13, 2016**

**FHA Meeting was called to order at 8:05**

**Present at the meeting were:**

Sheila Cestone  
Matt Krouse  
Al Owens  
John Van Raalte  
Virginia Sanfratello  
Anne Sinnott  
Bridget Delgado  
Joe Mekeo

**Absent:**

Marty DeGrazia

**Forum:** No Forum was requested

**Old Business:**

Waved reading of the minutes

**New And Ongoing Business:**

**Rock Wall** repairs continue. Progress is being made. Yearend completion is expected.

**New Board Member** Sheila Cestone was welcomed as a new appointed Fox 1 Board Member filling an opening left by a mid term resignation vacancy. Fox 1 will have two positions to fill by owner voting at the November Annual meeting to fill the remaining term of the appointed vacancy as well as one position up for the normal 3 year term vote.

**Crawl Space Doors** are in and mostly done and progressing on schedule

**The Pool** is closed and covered for the winter season.

**Pool** area decks will be kept closed for the offseason.

**Parking lot striping:** Missing Parking lot and road paint lines are completed

**Toll Brothers:** No new news or updates were reported regarding the Toll Brothers construction on our adjacent property. They appear to be on schedule and progressing as expected.

**Road repairs** are mostly done with smaller repairs to be completed “In House”.

**Oil prices** are continuing to come down. We are planning to “lock in” when it gets as low as \$1.79. Our current lock rate of \$2.02 expires in March.

**Building sign** discussion was tabled until next month

**Hallway renovations and carpet:** F1 moving forward, F2 is in progress, F3 is getting pricing and creating budgets with plans to start work before the end of this fiscal year if the contractor can schedule the work in time.

**Tree Work:** Periodic tree work has been done proactively all year and been very worthwhile in terms of avoiding damage cost issues. No tree work is needed at this time.

**Flag:** A New homeowner asked about Foxwood installing a flagpole and American flag on the property. This topic was studied discussed in the past and voted down for a variety of reasons.

**Roof cleaning:** Completed. Not all roofs were done. Some roofs had issues and were treated successfully.

**Lighting:** Some of the underground pole lighting wiring is showing signs of decay it is slated for repair. This is not related to the LED upgrade project.

**Annual Meetings:** Each Fox will meet to create 2017 Budgets and annual meeting reports. Look for the usual mailing for elections and annual meetings. **It is critical for homeowners to attend the annual meeting or hand off proxy’s to the office or a neighbor. Without proxy’s it will be difficult to achieve a quorum. Owner attendance is preferred but proxy’s are needed if homeowners cannot attend.** See meeting dates below.

The FHA meeting is important to attend but voting for board members occurs ONLY at individual Fox 1,2, & 3 meetings owners should attend both if at all possible.

The meeting was adjourned at 9:40 PM

Annual Meeting Dates:

**FHA November 7th**

**Fox 3 November 10th**

**Fox 1 November 15th**

**Fox 2 November 21st**