

# ANNUAL FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

Sunday, November 14th, 2021

## **Call to Order**

**Proof of Notice, budget provided**

**Quorum established and verified**

**Introductions and Roll Call**

**Waived reading of last year's minutes**

## **BUDGET REVIEW**

Ann Kearney presented the budget which was approved by unanimous vote from the 9 member board prior. Marty DeGrazia further explained the bar chart of expenditures.

## **STATUS REPORT**

### **Buildings & Grounds**

Roads paved, sidewalks being done presently.

We've been monitoring Arco cleaning.

Smoke detectors have new batteries.

Chimneys have been cleaned for the 18 furnaces.

Termite maintenance plan is in place with live bait stations.

Engineer inspections of all basement & crawl spaces completed.

Drainage remediation is complete.

Rot on building continuously repaired.

Decks needing repairing or re-painting mostly done.

Many dryer vents were replaced; there are 11 more to do in Fox 2 and about 40% in Fox 3.

Furnace motors are being changed to an "all-in-one" model as needed.

Trees downed by storms or diseased have been removed, most stumps have been grinded.

Dumpster for Unit Owners for a few more weeks.

Camera doorbell not allowed for privacy.

Manville Lane is closed.

Stairs were stained, getting longer use of them with new product.

Downspouts were evaluated and added to.

Looking at upgrading mailboxes and fire extinguishers.

Beech tree to be replaced at 4 corners.

Looking at electric charging station.

NW corner border was encroached but remediated.

The Board will circulate information regarding window replacement.

### **Office and Administration**

Database is up to date. All check requests require 2 signatures from Board & from Stillman.

Work Order System is in place and reviewed weekly.

Unit Profiles are up to date.

Beck, Liebman, Petrone continues to represent our legal interest.

Tenant lease expirations are up to date.

There are no substantial past due balances presently.

Move in/out fees are up-to-date and escrowed by Beck, Liebman & Petrone.

Website is up to date with latest minutes, Rules & Regulations, etc.

Insurance renewed at a modest increase due to building cost and labor.  
Electricity locked to 1/29/2024 @ 06.63 cents. Oil locked to 3/31/2022 @ \$2.80.  
Year-end audits were completed without any issues, and posted to the website.  
We transact about \$4M yearly.

### **Financial (Revised)**

This year, the FHA has a loss of \$73,858 and \$96,989 on hand (excluding capital improvement/roads)  
Fox 1 has a profit of \$20,537 and \$302,167 on hand  
Fox 2 has a profit of \$24,171 and \$573,472 on hand  
Fox 3 has a profit of \$22,165 and \$596,082 on hand.

Collectively, Foxwood has \$1,568,710 in cash. It is likely that there will be a small assessment either later in the year or in 2023 earmarked for specific repairs on a Fox by Fox basis, depending on the cost of oil and certain one-off costs.

### **Neighbors**

Don Carey removed dead trees and repaired Campus Drive potholes. Mayor Scherer was written to again regarding the rock wall by the tennis courts on Bedford Road. The Land is for sale again for development.

### **WISH LIST**

A/C sleeves should get rear screen replacements.  
Carpets will be cleaned again in the spring.  
Roof cleaned for mold and lichen.  
More tree work is pending and stumps to grind.  
The lobby stone will be cleaned again and sealed.  
More dryer vents to be replaced.  
Garbage sheds will be painted, some have started.  
Basements will be cleaned this winter.  
Gutters, sewers, and storm drains cleaned as needed and routinely.  
Missing glass to be replaced in light fixtures.  
Paint street light fixtures and poles where needed.  
Touch-up hallway paint this winter.

### **OTHER MATERS**

Thanks to the Garden Club, Bernadette for getting the pool open, Mary McMahon and Mike DiLapi for their constant dedication.

Real Estate: 22 units have sold this year. 17 units are rental units, or 6.7%. 84 units are eligible for rental, or 33%. Units are selling at record prices and quickly. 84 units, or 33% of the units, have sold since 2015.

Please recycle as directed, no plastic bags in with the cans and bottles please.

## QUESTIONS AND ANSWERS

A question was raised about group pricing for window replacements and the board will explore that.

A resident in building 52 raised a question on basement dampness from the many storms, her building has been remediated successfully.

Many residents raised the issue of un-kept garbage & recycling sheds and that will be an agenda item for 2022.

**Moved for adjournment, seconded, passed.**