

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

NOVEMBER 14, 2023

The FHA Meeting was called to order at 7:06 PM.

Present: John Cullen, Marty DeGrazia, Donna Genovese, Lynn Homa, Ann Kearney, Jimmy Nangle, Juan Sierra, Anne Sinnott, Bernadette Theiss

Absent: None

Forum: There was no prior forum

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. **16 Manville Lane** has been contracted and preliminary work has begun.
2. Progress is continuing with the cleaning of the **dryer vents** with Lint-X, there are 14 more to do, and some minor remediation pending. Certain dryer vent replacements pending in Fox III.
3. **Sidewalks** will be sealed in 2024.
4. **Open work orders** were reviewed.
5. The **lobby stones** will be cleaned after the winter traffic (spring).
6. We will begin the process of **staining the staircases** where needed. The contractor is delayed, and we are seeking out other contractors.
7. **Roofs will be cleaned** in the spring during the warmer weather, as needed.
8. We will **engage a roofer** to evaluate the remaining lifespan of our roofs and look for any current deficiencies.
9. All **unit ownership records** are complete. They will get filed by outside counsel with Westchester County.
10. **Gutter guards** are under consideration for Fox I. They have been completed in Fox II and Fox III. Notwithstanding, the gutters will be cleaned once the leaves are off the trees.
11. Fox II has purchased **air conditioning grills** and will begin installation where needed. Fox I and Fox III to follow. NOTE - NO A/C UNIT CAN BE SIDE-VENTING, THEY MUST BE BACK-VENTING UNITS ONLY.

12. All **decks that have stairs** have been inspected and a report has been sent to the Board. For those that do not meet current regulations, the Board will review and discuss what action will be needed to comply and meet current standards.

13. We **locked oil** pricing for the winter months and will follow future pricing to hopefully extend our contract. We settled our dispute with Robison Oil and will be getting a \$10,684 refund over the winter months incrementally.

14. By unanimous vote, our **electric rate was locked** through 7/26/2027 at a favorable rate through Progressive Energy/Hudson Electric. Con Ed continues to deliver electricity through their power lines.

15. By unanimous vote, the **phone answering service** plan changed to better accommodate our volume.

16. **Banking was reviewed** with respect to being within the FDIC insurance limits, maximizing interest revenue, and avoiding monthly fees.

17. **Year-end bonuses** were approved by the board.

18. Towards our goal of updating the lobbies, the **fire extinguishers** will be moved to under the staircase. The Village of Pleasantville approved this. One of our “wish list” items below is to update the lobbies, and we will research getting **new mailboxes**.

19. Our **44 storm drains** were examined. Ten need remediation. The 4 worse ones will hopefully be done this year, but none are an emergency or a danger.

20. **A tree** will be planted by Fox III in front of building 76 in the spring to replace the one that was removed.

21. We will be researching a **keypad lock** for those who want one on their doors, or ground floor patio doors. The board will select one for standardization. We have been advised that having one on the deadbolt is not recommended, and that it should also have a manual key if in the event the battery dies.

22. **Succession planning** was discussed and **committees** formed for certain task, by unanimous vote:

OFFICE - Bernadette Theiss, Ann Kearney

INSURANCE and BANKING - Marty DeGrazia, Lynn Homa

BUSINESS and LEGAL AFFAIRS - Marty DeGrazia, Donna Genovese

LANDSCAPING and GROUNDS - Anne Sinnott, Bernadette Theiss, Jimmy Nangle

POOL - Juan Sierra, Bernadette Theiss, Marty DeGrazia

ARCHITECTURAL REVIEW BOARD remains the Fox I, II & III Presidents, per the By-Laws

23. **Officers were elected** to each “Fox” and the FHA (the umbrella group).

Fox I - by unanimous 3-person vote:

Juan Sierra - President, Donna Genovese - Vice President & Secretary, Lynn Homa - Treasurer.

Fox II - by unanimous 3-person vote:

Marty DeGrazia - President, Bernadette Theiss - Vice President & Secretary, Jimmy Nangle - Treasurer.

Fox III - by unanimous 3-person vote:

Ann Kearney - President, John Cullen - Vice President, Anne Sinnott - Secretary & Treasurer.

FHA - 7 votes in favor, 1 abstention, and 1 no vote: Marty DeGrazia - President.

No other nominations were brought to the floor. By unanimous vote:

Anne Sinnott - Vice President, Bernadette Theiss - Secretary, Ann Kearney - Treasurer.

Wish list items:

Paint streetlights and poles where needed.

Update lobbies and mailboxes – probably spring 2024

The meeting was adjourned at 9:26 PM.

The next monthly meeting will be Tuesday, December 12, 2023, at 7:00 PM.

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