

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

DECEMBER 12, 2023

The FHA Meeting was called to order at 7:05 PM.

Present: Marty DeGrazia, Donna Genovese, Jimmy Nangle, Juan Sierra, Anne Sinnott, Bernadette Theiss

Absent: John Cullen, Lynn Homa, Ann Kearney

Forum: There was a prior forum on handicap ramps

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. **16 Manville Lane** has been contracted and preliminary work has begun. The upstairs remediation is mostly completed, downstairs will commence early January.
2. Progress is continuing with the cleaning of the **dryer vents** with Lint-X. There are 5 more to do and some minor remediation pending. 10 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. **Gutter guards** are completed throughout all of Foxwood.
9. 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.
10. Towards our goal of updating the lobbies, the **fire extinguishers** will be moved to under the staircase. One of our "wish list" items below is to update the lobbies, and Jimmy Nangle researched getting **new mailboxes**. To be continued.
11. Our **44 storm drains** were examined. Ten need remediation. The 5 worse ones were fixed.

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

13. 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.

14. A **25-year reserve study** was discussed and circulated.

15. Certain errors were caught on the **Robison Oil bills** that Mary will have adjusted.

16. The **Save-A-Lawn** bill was adjusted and now correct.

Wish list items:

Paint streetlights and poles where needed.

Update lobbies and mailboxes – probably spring 2024

The meeting was adjourned at 8:56 PM.

The next monthly meeting will be Tuesday, January 9, 2024, at 7:00 PM.

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