

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

FEBRUARY 21, 2024 (rain date)

The FHA Meeting was called to order at 7:10 PM.

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

Absent: John Cullen, Ann Kearney

Forum: There was no prior forum

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. **16 Manville Lane** remediations are on schedule and going well.
2. **Open work orders** were reviewed.
3. Cleaning the **dryer vents** is almost complete; five are pending in Fox III. Ten dryer vent replacements are also pending in Fox III.
4. The **sidewalks** will be sealed in 2024.
5. **Roofs will be cleaned** during the warmer weather, as needed.
6. Five more **storm drains** need remediation this spring.
7. The **lobby stones and carpets** will be cleaned after the winter traffic. Staircases will be re-stained as needed.
8. **Updating the lobbies** remains a focus. Moving the fire extinguishers are under consideration, but on hold until we evaluate the new mailboxes. One set of mailboxes is on order for trial, together with an "out box." The color is being re-evaluated.
9. An email on a **keypad lock** for front doors or ground floor patio doors was recently sent. We are working with The Lock House, in Hawthorne, and are focused on a Schlage, oil-rubbed finish. This would replace your doorknob but not replace a deadbolt, (if you have one). This is ONLY if you want one, this is not a mandatory change. Please call the office if you want one. The price will range between \$365 to \$395, plus tax, including parts and labor, depending on how many residents' sign-up.
10. **Accent up-lighting** was discussed. Fox II has earmarked 1, maybe 2 garden beds to illuminate.

11. Fox II has purchased **air conditioning grills** and will begin installation where needed. Fox I and Fox III to follow.

12. We will be installing **tight-mesh screens** on attic vents to keep the critters out. The 18 oil burner rooms were recently completed.

13. We will continue to keep an eye on **the price of oil** and are currently locked-in until May 1st.

14. All **18 circuit breakers**, for the buildings, were recently examined. One may need minor remediation with respect to stabilizing, but functioning and safety was not an issue.

15. **Verizon FIOS** was written to regarding an outstanding balance due Foxwood.

Wish list items:

Paint streetlights and poles where needed.

Review shut-off plumbing valves.

The meeting was adjourned at 8:35 PM.

The next monthly meeting will be Tuesday, March 12, 2024, at 7:00 PM.

Please visit us at: **WWW.FOXWOODCONDOMINIUM.COM**