

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES
February 8, 2022

The FHA Meeting was called to order at 7:15 PM.

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

Absent: Bridget Delgado

Forum: There was a prior forum regarding exercise equipment

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. Each Fox will do a **walk thru/inspection** of their buildings this spring to chronicle repairs needed, including **trimming trees** back from the buildings, which is now a mandate from our insurance carrier.
2. We will be **adding lights** to the 5 - 9 Tudor Court parking lot.
3. Ongoing **dryer vent replacement** is complete in Fox 1 and 2. Fox 3 is currently being done.
4. A further discussion was held **regarding exercise** equipment.
5. Fox 2 **sidewalks** to be sealed this spring. Fox 1 and 3 to follow.
6. The **cement curbs** will be further repaired in the spring after the winter plowing is done.
7. In preparation for a new tree to replace the **Copper Beech tree** at the 4 corners, the soil will be tested and a safe dig will be done. A temporary pine tree was placed there and will be re-purposed.
8. Stanley Steamer will begin **cleaning the carpets** on April 11th.
9. We continue discussing options for **updating the lobbies**, including new mailboxes, fire extinguishers, and bulletin boards.
10. Open **work orders** were reviewed.
11. The **roof cleaning material** is in and the cleaning will be rescheduled.
12. The 2nd cleaning and sealing of **lobby stones** will be done in the spring.

13. Our crew is presently touching up **paint in the lobbies**.
14. Remediation to the **crawlspace of 4 Foxwood Dr.** is proceeding. The crawlspaces of **17 and 44 Foxwood Dr.** are currently being remediated. 20 Manville Ln. is being evaluated.
15. We will soon be inspecting the **storage areas in the basements**. Nothing may be left in the halls: no tires, upholstered furniture or clothing should be stored, as they present a fire hazard.
16. We are looking to enhance **recycling** signs since many residents are still not recycling properly. We are also looking for taller recycle bins, and making one of the dumpsters for cardboard and paper only.
17. **Chimney inspections** must be done by unit owners. When inspected, please give your certificate of completion to the office. Those not done are subject to daily fines.
18. Fox 2 is testing **emergency bulbs** for the existing hall light fixtures that will stay on when the power goes out.
19. **Groppa Pools** was met with for the purpose of reviewing their invoices, timely billing, and cost-cutting measures.
20. **Handicap/assigned parking** will be reviewed in the not-to-distant future.

Wish list items:

Paint and secure streetlights and poles where needed
Replace missing glass on all exterior building lights
Replace A/C vents where needed

The meeting was adjourned at 8:15 PM.

The next monthly meeting will be March 9, 2022.

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