

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

March 12, 2024

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

Present: John Cullen, Marty DeGrazia, Lynn Homa, Ann Kearney (via phone), Jimmy Nangle, Juan Sierra, Anne Sinnott, Bernadette Theiss

Absent: Donna Genovese

Forum: There was a forum on Tudor Court misc. issues, all resolved.

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. **16 Manville Lane** remediations are on schedule; residents have moved back in. The lobby is pending.
2. **Open work orders** were reviewed.
3. Cleaning the **dryer vents** is almost complete; two are pending in Fox III. Ten dryer vent replacements are also pending in Fox III.
4. The **sidewalks** will be sealed during the summer of 2024.
5. **Roofs will be cleaned** during the warmer weather, as needed.
6. Four more **storm drains** need remediation this spring, and a sink hole at the 4 corners. We are conducting a "Safe Dig." This will likely be next week.
7. The **lobby stones and carpets, including the pool room**, will be cleaned after the winter traffic. Staircases will be re-stained as needed.
8. **Updating the lobbies** is moving forward. Moving the fire extinguishers is not under consideration. The new mailboxes will be Sandstone color. One set of mailboxes has been installed in 44 FD. We decided against an outbox as that could require removing the public mailbox across from the office. Bulletin boards will likely be removed.

Jimmy Nangle bought a motion to vote on voting for the upgrades following John Cullen's wishes, which passed 8 to 1. The votes on the upgrades are as follows:

Mailboxes – all in favor of new mailboxes in Sandstone.

Out Box for each lobby – John Cullen abstained, Juan Sierra and Lynn Homa voted for the out boxes, all others voted against installing the out boxes.

Bulletin Boards – John Cullen voted yes, Donna Genovese is yes*, all others voted to remove them, Marty DeGrazia too.*

(An asterisk means that there were certain conditions and we agreed that it was a low priority now and can be dealt with later. The important matter of the In/Out mailboxes was decided so Jimmy Nangle will oversee the ordering and delivery.

9. An email on a **keypad lock** for front doors or ground floor patio doors was again recently sent. We are working with The Lock House in Hawthorne, and agreed to 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 mandatory. Please call the office if you want one by 3/29/24. The price will range between \$365 to \$395, plus tax, depending on how many residents' sign-up. Existing keypad locks have been inventoried and may stay. All future keypad locks must be the Schlage unit approved by the Board.

10. **Accent up lighting** will be decided for certain garden beds. Fox II has earmarked possibly two 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 install **tight-mesh screens** on attic vents to keep the critters out. The 18 oil burner rooms were recently completed. Anne Sinnott is studying the best mesh to use on attic vents.

13. **Oil is locked** at \$2.899 for our next 175,000 gallons which should last through next March.

14. All **36 circuit breakers** were recently examined. One needs minor remediation with respect to stabilizing, but functioning and safety was not an issue.

15. **Verizon FIOS** was written to and called about an outstanding balance due Foxwood of \$6,350. Marty DeGrazia is working on that issue.

16. A cursory **study of curbing** and Belgium Blocks are underway.

17. Use of **oil-based paint** was discussed and is under review for proper usage and ventilation.

18. We agreed to examine: **Exit signs, Basement, and top floor fire extinguishers.**

Wish list items:

Paint streetlights and poles where needed.

Review shut-off plumbing valves.

The meeting was adjourned at 8:40 PM.

The next monthly meeting will be **Monday**, April 8, 2024, at 7:00 PM. (**Note change**)

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