

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES
March 8, 2022

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

Present: Marty DeGrazia, Anne Sinnott, Ann Kearney (via phone), Juan Sierra, Lynn Homa, Bernadette Theiss, Donna Genovese

Absent: Bridget Delgado, John Cullen

Forum: There was no prior forum

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 **added 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 and has only 28 left to do.
4. An email will be sent regarding the **Danfoss heating valves** in the units.
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.** will start April 5th. 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, beds 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. Three people still have to have **chimneys inspected**. Those not done are subject to fines.
18. Fox 2 successfully tested **emergency bulbs** for the existing hall light fixtures that will stay on when the power goes out. This will be rolled out to all of Fox 2, then evaluated by Fox 1 and 3.
19. Our **website was hacked** but rebuilt on a better platform. There is no confidential information there and it causes no risk or harm to Unit Owners.
20. **Handicap/assigned parking** will be reviewed in the not-to-distant future.
21. A discussion was held regarding a **potential lawsuit in Fox 1**.

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 8:20 PM.

The next monthly meeting will be **Wednesday** April 13th, 2022. *Note the date change.*

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