

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

April 8, 2024

The FHA Meeting was called to order at 7:00 PM.

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

Absent: Marty DeGrazia

Forum: There was no prior forum

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. **16 Manville Lane** remediations are complete, residents have moved back in. The lobby has been painted and flooring will be next. Certain minor punch-list items are pending. The Fox III Board wishes to **thank Mike DiLapi for his excellent work on this project.**
2. **Open work orders** were reviewed.
3. Cleaning the **dryer vents** is almost complete; two are pending in Fox III. Nine dryer vent replacements are also pending in Fox III.
4. The **sidewalks will be sealed** during the summer of 2024. We are looking at Jim's Sealing or Castle Paving.
5. **Roofs will be cleaned** during the warmer weather, as needed.
6. One more **storm drain** needs remediation but it is not a problem. The sink hole at the 4 corners was completed.
7. The **lobby stones and carpets**, including the pool room, will soon be cleaned. **Staircases** will be re-stained, as needed.
8. **New mailboxes** have been ordered and will be installed shortly. Fox I and II will be updating the **fire extinguishers** in their current position. Fox III will likely do so in the fall. **Bulletin boards** remain under consideration.
9. An email on a **keypad lock** for front doors or ground floor patio doors was recently sent. 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 4/24/24.** The price will range between \$365 to \$395, plus tax, depending on how many residents sign-up. All future keypad locks must be the Schlage unit approved by the Board.

10. Fox II has earmarked 40 Foxwood Dr. and the north side of Tudor Ct. to illuminate with **up-lighting**. Fox III will look at the ornamental tree opposite 21 Foxwood Dr. to illuminate.
11. Fox II has purchased **air conditioning grills** and will begin installation where needed. Fox I and Fox III to follow.
12. The 18 oil burner rooms had **tight-mesh screens** installed on the vents to keep critters out. Fox II will be doing this on all attic vents. Fox I and III to discuss and decide.
13. A cursory **study of curbing** and Belgium Blocks is underway for future consideration.
14. **Verizon FIOS** owes Foxwood \$6,350. Marty DeGrazia is working on this issue.
15. Work has begun on leveling the **pool deck and refinishing the kiddie pool**.
16. **Alternate lawn care for fertilization and weed control** is being reviewed.
17. The correct use of, and procedures for using **oil-based paints and floor stains** have been added to the Rules and Regulations, and will be circulated shortly, mostly pertaining to ventilation and notification.

Wish list items:

Paint streetlights and poles where needed.
Review shut-off plumbing valves.

The meeting was adjourned at 8:00 PM.

The next monthly meeting will be Tuesday, May 14, 2024, at 7:00 PM.

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