

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES
May 10, 2022

The FHA Meeting was called to order at 7:05 PM.

Present: Anne Sinnott, Ann Kearney, Juan Sierra, Bernadette Theiss, Donna Genovese, John Cullen

Absent: Bridget Delgado, Marty DeGrazia, Lynn Homma

Forum: A forum was held regarding the removal of a tree in Fox 1

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. Each Fox has or will do a **walk thru/inspection** of their buildings to memorialize repairs needed, including **trimming trees** back from the buildings.
2. The **gates at the pool** were discussed and will not be revisited.
3. **Dryer vent replacement** is complete in Fox 1 and 2. Fox 3 is being scheduled and has 28 left to do.
4. We will install a **safety bin below the chlorine** containers at the pool.
5. Fox 2 **sidewalks** are to be sealed. Fox 1 and 3 to follow.
6. The **cement curbs** will be further repaired.
7. In preparation for a new tree to replace the **Copper Beech tree** at the 4 corners, the soil was tested, and a safe dig will be done. A temporary pine tree was placed there and will be re-purposed.
8. Stanley Steamer has **cleaned the carpets**.
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 this season.

13. Our crew has completed touching up the **paint in the lobbies**.
14. Remediation to the **crawlspaces of 4, 17 and 44 Foxwood Dr.** are completed. 20 Manville Lane will be done by Wall-to-Wall Contacting shortly.
15. Fox 3 has completed inspection of 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. Fox 1 and 2 to follow.
16. We are looking to enhance **recycling** signs. We are also looking for taller recycle bins and making one of the dumpsters for cardboard and paper only.
17. All **chimneys** have been inspected.
18. Fox 2 installed **emergency bulbs** for the existing hall light fixtures that will stay on when the power goes out. Fox 1 will be the next area to be done.
19. **Improper rental/usage** procedures were discussed and will be reviewed. (No unit may be rented unless you have lived in the unit for 2 years, and can then only rent for 2 consecutive years, with prior board approval, if purchased after Nov. 2002). A deeded owner must occupy the unit.
20. Mike started evaluating the **missing glass in light fixtures**; a database was created.
21. The **pool** was discussed, Bernadett has coordinated the lifeguards and the permits have been received from Westchester County.
22. The **staircases will be re-stained** and repaired on an as-needed basis.

Wish list items:

Paint and secure streetlights and poles where needed
Replace A/C vents where needed, a sample is in

The meeting was adjourned at 9:00 PM.

The next monthly meeting will be Tuesday, June 14th, 2022.

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