

# FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

## JUNE 14, 2022

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

**Present:** Anne Sinnott, Ann Kearney, Juan Sierra, Donna Genovese  
John Cullen, Marty DeGrazia, Lynn Homma

**Absent:** Bridget Delgado, Bernadette Theiss

**Forum:** There was no prior forum

**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. Fox 2 repairs are underway.
2. Our **cash** position was reviewed.
3. **Dryer vent replacement** is complete in Fox 1 & 2. Fox 3 is 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. The **parking lot curbs** in Fox 1 will be the next to be repaired.
8. The **Copper Beech tree** at the 4 corners was replaced, the evergreen will be transplanted.
9. Open **work orders** were reviewed.
10. We will discuss options for **updating the lobbies**, including new mailboxes, fire extinguishers and bulletin boards. This will be on hold until other projects are completed.
11. The 2nd cleaning and sealing of **lobby stones** will be done this season.
12. The **roof cleaning material** is in and the cleaning will be scheduled.
13. The **Rules & Regulations** were updated and unanimously approved. The significant changes are to **remodeling**.

14. The **crawlspace of 20 Manville Lane** is being done by Wall-to-Wall Contacting.
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 also are testing taller recycle bins and making one of the dumpsters for cardboard and paper only.
17. 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.
18. We started evaluating the **missing glass in light fixtures**; a database was created. Parts are on order. We are considering more lights and changing the streetlight glass to clear.
19. The **staircases will be re-stained** and repaired on an as-needed basis.
20. **Improper rental/usage** procedures were discussed and will be reviewed. A deeded owner must occupy the unit.
21. The board discussed an opinion letter from outside counsel regarding **corporate and trust ownership** of units.

**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 8:55 PM.

The next monthly meeting will be Tuesday, July 12th, 2022.

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