

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

JULY 11, 2023

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

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

Absent: Bridget Delgado

Forum: There was no prior forum

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. **Garbage sheds** will be cleaned late summer and rehabbed (panels & molding, etc.) by an outside vendor.
2. A preferred contractor has been identified for **16 Manville Lane**, the architect's insurance company needs to opine and hopefully get contracts finalized soon. *This is in the last stages of discussion.*
3. Fox 3 selected a contractor for **dryer vent** replacement and have about 20 left to do. All **dryer vents will be cleaned** later this year by Lint-X who will require entry to you units to clean the machines themselves inside. A separate correspondence will go out on that.
4. Fox 3 is almost complete repairing their **sidewalks**. Fox 1 will be next. Fox 2 is completed. The sidewalks will be sealed about a year from now when "cured."
5. Open **work orders** were reviewed.
6. Installation of **new street light bulbs** will now be examined for placement. Four have been installed thus far. About 10 will be done for *downward lighting*. This will complete the project. Overlight lighting was discussed.
7. The **lobby stones** will be cleaned again and sealed this season, time allowing.
8. **Staircases will be re-stained** in-house and repaired on an as-needed basis by an outside contractor. The contractor has time constraints and as such, we have been delayed.
9. The **roof cleaning material** is in, and the cleaning will hopefully be scheduled soon. A contractor has been identified. However, building repairs are taking priority.

10. Fourteen of the **unit ownership records** that were cross matched to the village tax records remain outstanding, and a final follow-up letter will go out to whomever didn't respond. *Fines will be issued for non-compliance.* If you are one of the 14 contacted, your limited and standard Power of Attorney must be filed with the Town and a copy in the office. This limited Power of Attorney is a customary part of condo and co-op living. It allows the office and board to essentially act on you behalf by hiring contractors to work on the property, entering into service contracts, secure insurance, etc.

11. The **Rules & Regulations** will be updated to *not allow tires to be stored in the basements as they are a fire hazard*, these new Rules and Regulations will be uploaded to the website. A notice will be posted on the bulletin boards stating such when ready.

12. More **tree work** will be done in Fox 2 and also near the retention basins (Fox 2 and the FHA). Fox 3 has been completed.

13. A letter was sent to the **Post Office** and we met with them regarding one of their drivers taking out a lamp post on Manville Lane.

14. **Gutter guards** are under consideration for Fox 1 who may accelerate their timeline. They have been successful in Fox 2 and 3.

15. **Need an air-conditioner?** We recommend Berger Appliance in Hawthorne who is VERY familiar with Foxwood and has proper sizes. Be sure they install the proper back grille. Berger prices are commensurate. Frederich and Fridgidare seem to be the best fitting units.

16. We are watching the **price of oil** and have met with Robison again and reconciled billing discrepancies with them. They have their best technicians on our account.

17. **Handicap access from decks** was discussed and we are consulting with our outside attorney. The issues become one of maintenance, dangers to others, and allocating common grounds belonging to everyone to certain individuals – to be continued.

Wish list items:

Paint streetlights and poles where needed.

Replace A/C vents where needed – [this will move to the top of the list shortly.](#)

Update lobbies and mailboxes – [probably next year in an effort to stay current.](#)

The meeting was adjourned at 8:30 PM.

The next monthly meeting will be Tuesday, August 8, 2023, at 7:00 PM.

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