

FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

AUGUST 8, 2023

The FHA Meeting was called to order at 7:06 PM.

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

Absent: Bridget Delgado, Juan Sierra

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 15 left to do. All dryer vents will be cleaned later this year by Lint-X who will require entry to your units to clean the machines themselves inside.
4. Fox 3 has completed repairing their **sidewalks**. Fox 1 will be next. Fox 2 has been completed. The sidewalks will be sealed about a year from now when "cured."
5. Open **work orders** were reviewed.
6. Installation of 15 **new street light bulbs** completed. Mike has map indicating such.
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. Building repairs are taking priority. Possibly, it may get done when the gutters are cleaned by George's Gutters who will clean gutters annually.

10. Nine **unit ownership records** that were cross matched to the village tax records remain outstanding. The office will work individually with those Unit Owners.
11. The **Rules & 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 south retention basin. **Tudor Court lawns** will continue to be enhanced.
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. **Air-conditioner grills/vents** have been purchased for Fox 2 and installation will begin shortly. These are currently the most un-sightly and detracting aspect of Foxwood. Fox 1 & 3 to follow.
16. We are watching the **price of oil** as always and reconciled billing discrepancies with Robison; they have agreed to our argument in principle.
17. **Handicap access** from decks was again discussed and is not possible in most cases. **Decks were examined** to verify that the steps and stairs are to code. Those that are not will have to be remediated at Unit Owners expense.
18. **Tax Exempt certificates** were ordered for the 4 entities.
19. **Fox 2** discussed “ghost unit”, M&T Bank balance, and hall lighting.
20. The **insurance package** was ratified and discussed. Numerous details were discussed and remedied.
21. **Shed cameras** will be discussed at the September meeting.

Wish list items:

Paint streetlights and poles where needed.

Update lobbies and mailboxes – probably next year

The meeting was adjourned at 8:15 PM.

The next monthly meeting will be Tuesday, September 12, 2023, at 7:00 PM.

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