

# FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

## SEPTEMBER 12, 2023

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

**Present:** Anne Sinnott, Bernadette Theiss, Ann Kearney, Juan Sierra, Donna Genovese, Lynn Homa, John Cullen, Marty DeGrazia (call in)

**Absent:** Bridget Delgado

**Forum:** There was no prior forum

**Old Business:** Waived reading of the prior minutes

**New and Ongoing Business:**

1. **Garbage sheds** cleaning and mending has been completed.
2. Final negotiations on the contract for **16 Manville Lane** is expected to be completed in the next two weeks.
3. Progress is continuing with the cleaning of **dryer vents** with Lint-X.
4. All Foxes have completed **sidewalk repairs**. Sidewalks will be sealed about a year from now.
5. Open **work orders** were reviewed.
6. The **lobby stones** will be cleaned this fall.
7. We have begun the process of **staining the staircases** where needed.
8. Fox II has begun **cleaning the roofs**. Fox I and III are soon to follow.
9. Only one **unit ownership record**, that was cross matched to the village tax records, remains outstanding. We will continue to monitor changes in ownership pertaining to the ability to rent.
10. **Gutter guards** are under consideration for Fox I. They have been completed in Fox II and in Fox III.
11. Fox II has purchased **air-conditioner grills/vents** and will begin installation where needed. Fox I and Fox III to follow.
12. We are continuing to watch the **price of oil**.

13. All **decks that have stairs** have been inspected and a report has been sent to the Board. For those that do not meet current building regulations, the Board will review and discuss, in the coming months, what action will be needed to comply and meet current standards.

14. The Board approved an **increase to the security deposit** covering the move in/move out fees to \$1,250. The current fee level is inadequate to cover damages experienced.

15. **Marty DeGrazia** has resigned as President of the FHA but will remain President of Fox II.

**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, October 10, 2023, at 7:00 PM.

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