

FOXWOOD HOMEOWNERS ASSOCIATION MINUTES

September 14, 2021

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

Present: Marty DeGrazia, Bernadette Theiss, Anne Sinnott, Ann Kearney, Al Owens, Lynn Homa, Sheila Cestone, Juan Sierra

Absent: Bridget Delgado

Forum: There was no prior forum

Old Business: Waived reading of the prior minutes

New and Ongoing Business:

1. Sheila Cestone (Fox I, served 5 years) and Al Owens (Fox III, served 10 years) announced they **will not seek re-election**.
2. Contractor **replacing building panels** throughout Foxwood has completed work for now. Suppliers of the panels do not have any in stock. We are reviewing options available for when we commence next year.
3. Ongoing **dryer vent replacement** will continue in Fox II and III as soon as the contractor is available.
4. **Dryer vent cleaning** will resume as contractor struggles with man power issues.
5. As residents move in and out, **storage units** are cleaned and painted as needed.
6. We will be addressing **sidewalk remediation**; bids are in for review. Recommendation to seal the new roads is to wait three years to let the roads "cure".
7. FHA will be bringing in **more manpower** to focus on existing "wish list items".
8. As a reminder, **doorbells with cameras are not permitted**.
9. We continue discussing options for **updating our lobbies** to include new mailboxes and fire extinguisher holders.
10. **Tree work by Building 40** is being planned for the spring.
11. Board was notified that an **insurance claim** was submitted.
12. Foxwood III continues discussions with **neighbor who has encroached** the property.

13. Mike and the Board continue to work with the owner of **Arco Cleaning**.
14. Open **work orders** were reviewed.
15. We are looking into a **replacement tree** at the intersection of Manville Lane and Foxwood Drive. This will be a Garden Club expense. The soil will be tested and a safe dig will be done to be sure depth is not burdened by wires etc.
16. The **roof material** is in and the cleaning will be scheduled for this fall.
17. The 2nd cleaning and sealing of **lobby stones** will be done in the fall.
18. We will have a **dumpster** in the fall for clean-up, unless Covid is prevalent.
19. We are almost finished with repairing and staining the **lobby stairs and banisters**. The carpets have been cleaned.
20. Foxwood I continues to investigate the **crawlspace of building 4**. FHA will purchase a laser moisture detector.
21. We are looking into enhancing **recycling signs** since many residents are still not recycling properly. We are also considering a possible re-design of refuse areas. The existing sheds were adequate when built, but today's needs have changed.
22. Buildings **17 FD and 44 FD** architect plans were reviewed with the contractor and architect. Awaiting contractor.
23. **Chimney inspections** will be done by unit owners; a notice will go out this fall.
24. In the fall, we will request residents to take up **carpets they have on their decks**. Deck carpets can cause wood to deteriorate.

Wish list items:

Paint and clean inside of garbage sheds
Paint streetlights and poles where needed
Replace missing glass on all exterior building lights
Touch-up hallways & paint doors
Replace A/C vents where needed

The meeting was adjourned at 9:45 PM.

The next monthly meeting will be October 12, 2021.

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