

ANNUAL FOXWOOD CONDOMINIUM I MINUTES
SUNDAY, NOVEMBER 6th, 2022

Call to Order 1:50pm
Proof of Notice, budget provided
Quorum established and verified
Introductions and Roll Call
Waived reading of last year's minutes

BUDGET REVIEW

Ann Kearney presented the budget which was approved by unanimous vote from the 8 board members previously in attendance on October 11, 2022. Marty DeGrazia further explained the bar chart of expenditures.

STATUS REPORT

Buildings & Grounds

Most sidewalks repaired or are being done presently.
Smoke detectors have new batteries.
Chimneys have been cleaned for the 18 furnaces.
Termite maintenance plan is in place with live bait stations.
Rot on building continuously repaired.
Decks needing repairing or re-painting mostly done.
Dryer vents cleaned. Most dryer vents were replaced, there are 24 in Fox 3 left to do.
Furnace motors are being changed to an "all-in-one" model as needed.
Stairs were stained on an as needed basis, getting longer use of them with new product.
Downspouts were evaluated and added to in certain locations.
Pool work needed in 2023. Did bushes this year, filed a new safety plan.
New recycle bins & signs in use.
Cement curbs have been fixed.
Missing glass has been replaced.
Lobby stones were cleaned, will be cleaned again and sealed next spring.
Basements were or will be reviewed. No fire hazard permitted, no items should be in the halls.

Office and Administration

Database is up to date. All check requests require 2 signatures from the Board & from Stillman.
Work Order System is in place and reviewed weekly.
Unit Profiles are up to date.
Tenant lease expirations are up to date.
New website is up to date with latest minutes, Rules & Regulations, etc.
Insurance renewed at a modest increase due to building cost and labor.
Electricity locked to 11/29/2023 @ 06.67 cents. Oil locked to 3/31/2023 @ \$2.50.
Year-end audits were completed without any issues and posted to the website.

Financial

This year, the FHA has a loss of \$85,142 and \$11,520 on hand
Fox 1 has a loss of \$62,658 and \$238,218 on hand
Fox 2 has a loss of \$24,507 and \$549,519 on hand
Fox 3 has a loss of \$15,024 and \$582,046 on hand

Neighbors

Mayor Scherer was written to again regarding the rock wall by the tennis courts on Bedford Road.
The former Bank of NY land is for sale again for development.
Pleasantville has requested certain drainage remediations.

QUESTION AND ANSWER

The 2 month contribution buy-in was asked and answered
Mike's compensation and overages was explained
Added lighting was discussed and voted down by a 2 to 1 show of hands
The 2002 rental restriction was discussed
Noise from upstairs neighbors was discussed
Adding cameras to the parking lot was requested but overwhelming voted down
Car charging station was discussed, expensive, not mature yet, and would require us opening up stations to the public
The former Bank of New York property easement was asked and answered
The pool Safety Plan was discussed, we are desirous of having lifeguards always
The walking path by the rock wall on Bedford Road was discussed
The stone wall belonging to Pleasantville was discussed
Trees in Fox 2 were discussed

WISH LIST

A/C sleeves should get rear screen/grate replacements.
Roofs should be cleaned for mold and lichen.
Looking at upgrading mailboxes and fire extinguishers in the lobbies.

OTHER MATTERS

Thanks to the Garden Club, Bernadette for getting the pool open, Mary McMahon and Mike DiLapi for their constant dedication.

Real Estate - 14 units, or 5.5% have sold this year. 16 units are rental units, or 6.3%. Units are still selling at strong prices and quickly. 94 units, or 37% of the units have sold since 2015.

Moved for adjournment, seconded, passed.

FOX 1 SUPPLEMENT:

Juan Sierra was nominated and unanimously approved for a 3 year term.

Fuel costs were discussed, likely to increase. People will be reminded to keep windows closed and heat down to save money.

Gutter and sidewalk work was discussed, it had been put off presently.

The blown oil tank and boiler were discussed, the boiler is on now and functioning, the tank is likely due in December.

Lighting was discussed by building 4. 4 solar powered lights are on order.

The stone floor cleaning was discussed and likely done in the spring.

Recycling is still a problem but getting better.

The increase and assessment were discussed with favorable response.

The budget was reviewed.