

ANNUAL FOXWOOD CONDOMINIUM III MINUTES

Sunday, November 14, 2021

Call to Order

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 2022 budget which was approved by unanimous vote from the 3-member board prior. The 2022 budget is projecting a \$45,445 use of the reserve. This is the result of the continued increase in oil costs, costs associated with remediating 16 Manville Lane, dryer vent cleaning and repair and continuing replacement of rotted panels on buildings. Attendees followed along with the explanation of the budget and this section of the meeting closed with no remaining questions from attendees.

STATUS REPORT

Allen Owens, President, provided a summary of the major activities affecting Foxwood III that took place during the year. He started by advising the attendees that Fox III is in excellent financial and structural shape. He said that there are no specific plans to adjust common charges in fiscal year 2022, making it the 10th year with no increases or assessments. This is despite the recent increases in cost of materials for repairs, etc. He assured the unit owners that if there are any future increases in fees it will be necessary and as small an increase as possible. Below are the activities that directly affected Fox III.

Buildings & Grounds

Roads paved, sidewalk work planned and priced. Fox III will be the last of the phases to have sidewalk repairs done. It will be done in the spring when the warmer weather provides for a better product.

We've been monitoring Arco cleaning.

Smoke detectors have new batteries.

Chimneys have been cleaned for the Fox III furnaces.

Termite maintenance plan is in place with live bait stations.

Engineer inspections of all basement & crawl spaces completed.

Drainage remediation is complete.

Building panels were repaired and painted. Rot on building continuously repaired.

Decks needing repair or re-painting mostly done.

Furnace motors are being changed to an "all-in-one" model as needed.

Major tree work done during the year.

Dumpster for Unit Owners for a few more weeks.

Camera doorbell not allowed for privacy.

Manville Lane is closed.

Stairs were stained, getting longer use of them with new product.

Downspouts were evaluated and found adequate.

Looking at upgrading mailboxes and fire extinguishers.

NW corner border was encroached but remediated.

The field behind building 60 needs to be filled in and leveled in certain areas. The price for filling with topsoil proved too costly. Rather, Mike DiLapi found a local contractor with the need to dispose of clean fill. This solution has gotten part of the way to a solution.

Insurance renewed at a modest increase due to building cost and labor.

Electricity locked to 1/29/2024 @ 06.63 cents. Oil locked to 3/31/2022 @ \$2.80. Al asked that unit owners please keep windows closed and take the time to find the right setting on their heat valves.

Year-end audit was completed without any issues. Results are posted to the website.

Al ended his presentation by advising the attendees that he is leaving the board after nine years. He feels he is leaving Fox III in the good hands of his fellow board members. He then went on to highlight an impressive list of accomplishments by the board during his tenure.

Financial

This year, Fox 3 has a gain of \$22,165 and \$596,082 on hand.

WISH LIST

A/C sleeves should get rear screen replacements.

Carpets will be cleaned again in the spring.

Roofs cleaned for mold and lichen.

The lobby stone will be cleaned again and sealed.

More dryer vents to be replaced.

Garbage sheds will be painted, some have started.

Basements will be cleaned this winter.

Gutters, sewers, and storm drains cleaned as needed and routinely.

Missing glass to be replaced in light fixtures.

Paint street light fixtures and poles where needed.

Touch-up hallway paint this winter.

ELECTION – Allen Owens, President, opened the election part of the meeting. There was one open board position available. John Cullen was running for it unopposed. Allen Owens asked whether there was anyone else at the meeting that wanted to declare his or her candidacy for the open position. No one responded to the invitation. Allen Owens then asked for a nomination from the floor for John Cullen. He was nominated and the nomination was seconded. John Cullen advised the attendees that he did not wish to make any comments prior to the vote. Allen Owens then advised the attendees that in the case of an unopposed election, the Foxwood III Secretary would submit one vote and elect the candidate. Ann Kearney did this and elected John Cullen to the Foxwood III Board. John Cullen accepted the position.

Moved for adjournment, seconded, passed.