

# **FOXWOOD III HOMEOWNERS' ASSOCIATION MINUTES**

**Sunday, November 5th, 2023**

**Called to Order 1:40 PM**

**Provided Proof of Notice, provided budget**

**Established and verified quorum**

**Introductions and roll call**

**Requested waiver of the reading of last year's minutes, seconded, approved**

## **BUDGET REVIEW**

Ann Kearney presented the FHA budget, which was approved by unanimous vote from the 9 board members on 10/10/23. Marty DeGrazia further explained expenditures (bar chart).

## **STATUS REPORT**

### **Buildings & Grounds**

Sidewalks repaired and will be sealed next year.

Chimneys have been cleaned for the 18 furnaces.

Termite maintenance plan is in place with live bait stations.

Rot on building continuously repaired. Paint job pushed off.

Decks needing repairs or re-painting are mostly done.

Decks were reviewed for code compliance.

Dryer vents cleaned (inside) and being repaired. Most were replaced, about 13 in Fox 3 to do.

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

Pool passed inspection, minor remediation needed, working under the new Safety Plan.

Lobby stones will be cleaned again and sealed next spring.

Drainage by the tennis courts remediated at big savings.

16 Manville Lane is well underway.

The evergreen tree at the 4 corners was replaced with a Copper Beech, benches donated.

Many new streetlights were installed, some spots at 5 & 9 Tudor and Fox installed.

Glass was replaced in all light fixtures.

Gutter Guards were installed in many places, mostly in Fox 2 & 3.

Garbage sheds cleaned and remediated, both buildings and appurtenances.

Tree work completed throughout – no storm damage.

### **Office and Administration**

The database is up to date.

All checks require 2 signatures from the board & Stillman (4).

Year-end audits were completed without issue and posted to the website.

Work-Order System is in place and reviewed weekly.

Unit profiles are up to date, unit ownership verified.

Tenant leases are up to date.

Move in – move out fees are up to date, raised to \$1,250 each.

Website is up to date with latest data.

Insurance renewed at modest increase due mostly to labor and inflation.

Electricity is locked with Hudson to 1/26/25 @.09.51.

Oil is locked to 5/1/24 at \$3.094.

Fios marketing fee to us of \$6,350 forthcoming.

All savings accounts are within the FDIC limits.

The office transacted \$6.2M this year.

### **Financial**

The FHA has a gain of \$58,603 and \$70,124 on hand.  
Fox 1 has a gain of \$94,621 and \$332,384 on hand.  
Fox 2 has a gain of \$36,112 and \$595,972 on hand.  
Fox 3 has a loss of \$47,554 and \$534,948 on hand.  
Total on hand of \$1,533,428. (There are little to no delinquencies).

### **Neighborhood news**

The wall by the tennis court on Bedford Rd. was half fixed, more to come.  
Former Bank of NY property updated.

**QUESTION AND ANSWER** - By the numbers. Battery operated blowers. A/C grills. Bank of NY Property.

### **WISH LIST**

A/C sleeves should get rear screen/grille replacements.  
Roofs should be cleaned for mold and lichen.  
Looking at upgrading lobbies (mailboxes and fire extinguishers).  
Paint street light poles where needed.

### **OTHER MATTERS**

Met the 4 candidates.

Thanked the Garden Club (Anne, Ann, Liz, Maggie, Joe), Bernadette & Juan for pool, Mary & Mike, George Bruno, Eileen West, Jim Sinnott, and more.

Real Estate – 13 units, or 5.1% have sold this year. 73 units have sold in the last 5 years, or 28.7%. 118 units have sold in the last 10 years or 46.5%. Units sell quickly at strong prices. 14 units are rentals, or 5.5%. 71 units are able to be rented (including the 14), as they are prior to the 2002 amendment.

### **FOX III SUPPLEMENT**

The Fox III budget was reviewed. Major items discussed were oil costs, panel work on buildings, retaining wall behind 28 Manville Lane and repairs to 16 Manville Lane.  
Certain building issues, including heating and electric door locks, were discussed.  
The election was held. Ann Kearney ran unopposed. There were no nominations from the floor.  
Anne Sinnott submitted a vote for Ann Kearney. It was seconded and passed. Ann was elected to the Fox III Board.  
Questions and answers.

**MOVED FOR ADJOURNMENT, SECONDED, PASSED 2:50 PM**