

# **ANNUAL FOXWOOD CONDOMINIUM III 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 FHA 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 26 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 in lights 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 3 Supplement:**

1. The Fox 3 budget was discussed. Due to rising costs, Board announced that common charges will go up by about 8.5%, there will be a 10 month special assessment and some reserves will be utilized in 2023.
2. We have continued to replace old stucco panels and trim with newly painted fiber cement panels and cedar trim boards.
3. Continued replacing and cleaning of dryer vents. 26 left to be replaced.
4. Major unplanned repairs include – true up of some floors, repair and clean-up of a sewer line. Damage from birds, squirrels, etc. Proactive inspections done to identify repairs early.
5. Work on 16 Manville Lane continues. Repairs for Spring 2023 very promising.
6. Emergency bulbs in use in the lobbies, some will be enhanced or replaced.
7. Gutter guards installed throughout, that cost will hit the 2023 budget.

Anne Sinnott nominated and unanimously approved for a 3 year term.

**Moved for adjournment, seconded, passed.**