



Fox Tales



THE MONTHLY PUBLICATION OF THE FOX HILLS COMMUNITY

August 2023

www.bloomfieldfoxhills.com

Table of Contents:

- What's happening in Fox Hills
- Letters to the Community (if any)
- Summary of Board Meeting
- Advertisements
- Fox Hills – YTD Housing Sales stats
- Addendum - Board Meeting Minutes
- Addendum – Capital Projects - Status
- Addendum - Board Members' Full Reports (if any)

What's happening in Fox Hills

Board Meetings: Board meetings always take place on 2nd Tuesday of the month at 7pm at the clubhouse. All residents are encouraged to attend in person or virtually via Zoom (<http://bit.ly/foxhillszoom2023>)

Pool – Special Assessment - Election Results:

358 eligible households

266 ballots received (262 electronic; 4 paper)

74.3% of the eligible households cast a ballot

YES: 195 (73.3% of the votes; 54.2% of the households)

NO: 71 (26.7% of the votes; 19% of the households)

The Proposal for the Pool Special Assessment has **passed**.

The first payment of \$600 is due on or before October 1, 2023 – invoices will be sent on September 1st.

For comprehensive information regarding the pools, please be sure to read the Board meeting notes, Pool Committee meeting notes, and visit <https://bit.ly/foxhillspools> for summarized information and to provide feedback.

The pool committee meets weekly on Thursdays @ 7:30pm at the Clubhouse.

FOX HILLS COMMUNITY ASSOCIATION

Fox Hills – all rentals for clubhouse and pavilion – please use our online system!

<https://foxhills.skedda.com> is now live and can be used to check rental availability for the Clubhouse and the Pavilion. You can go on Skedda to check out availability and book all your events directly from the website.

In order to reserve a rental date online, you must sign up on Skedda via this link:

<https://bit.ly/foxhillsrentals>

By using the above link to sign-up, Skedda will identify you as a Fox Hills resident, and you will be able to reserve a spot. You MUST register on Skedda with an account in order to be able to book online. Without registration, you will only be able to see availability. Please contact Gary Givental at foxhillstechnology@gmail.com or foxhillssecretary@gmail.com if you have a problem booking a rental online or registering.

With Skedda, we are going away from “security deposits”. Booking a rental online will require your credit card to be on file to be charged for payment and any potential penalty fees. This simplifies the process for our residents – no more need for deposit checks to be given and returned! While credit card is the preferred payment option, checks and cash are still accepted as always. If you prefer paying using checks or cash, please make arrangements with Jane Lowell, our Clubhouse Coordinator (foxhillsclubhouse@gmail.com) or Paul Bernstein (foxhillspool@gmail.com) for the Pavilion.

We are excited to finally offer this option to Fox Hills, as we continue improving services to our residents!

Fox Hills, please be sure to book all your rentals via Skedda online. Doing so will allow you to see availability and reserve your time immediately, without having to wait for Paul (pavilion rental) or Jane (clubhouse rental) to respond to your inquiries. It saves everyone a lot of time and we encourage you to use this digital option.

FOX HILLS COMMUNITY ASSOCIATION

Achievement Highlight:

Fox Hills – It is with great enthusiasm that we recognize the achievements of Dan Champoux, a resident of Fox Hills and an esteemed coach for FIRST Lego Robotics. Under his diligent guidance, the G.E.K.O.T. Robotics team has not only thrived but achieved something truly remarkable. This talented group of young minds, driven by Mr. Champoux's passion for youth STEM programs, has been awarded a patent by the United States Patent and Trademark Office (USPTO) for their innovative active safety idea. This notable accomplishment was celebrated on Tuesday with a special event, and the recognition extended to media coverage, including a feature on Fox 2 News. We extend our sincere gratitude and congratulations to Mr. Champoux, his team, and all those involved in this extraordinary success. The future shines brightly with such promising young innovators!



FOX HILLS COMMUNITY ASSOCIATION

Monthly Bunco Games:

We play every 2nd Sunday of the month at the clubhouse - \$25 to participate. Show up at 6:30pm for social/meet and greet/snacks. The game starts at 7:15pm, usually takes about 2 hours to play, prizes and fun guaranteed!

Swim Team:

With the swimming season having wrapped up last month, we thank all our swimmers, coaches and parents for a fantastic season!

Pictures from the meets, finals and the end of the season Banquet

- [2023.06.10 - Fox Hills Swim - SURF time trials](#)
- [2023.06.17 - Fox Hills Swim - Mini Meet](#)
- [2023.06.28 - Fox Hills Swim - Wyndgate](#)
- [2023.07.10 - Fox Hills Swim - Wyndgate HOME meet](#)
- [2023.07.13 - Fox Hills Swim - GLAC](#)
- [2023.07.15 - Fox Hills Swim - Oakhurst](#)
- [2023.07.22.23 – Fox Hills Swim – Prelims and Finals](#)
- [2023.07.23 – Fox Hills Swim - BANQUET and awards](#)

Letters from the Community

Fox Hills Adult Golf Scramble – August 26 – Bryan Boos



When: August 26, 2023

Time: AM tee time

Course: TBD

Contact: Bryan Boos @
bboos11@gmail.com

- Teams will be determined at the course
- Cost will be green fees
- Possible lunch after outing at the pool with player donations
- Last sign up on August 12th with first-come first serve based on equal foursomes
- Please contact Bryan Boos to participate, at **bboos11@gmail.com**

FOX HILLS COMMUNITY ASSOCIATION

Summary of August 2023 Board Meeting, held on August 11th, 2023

Board Members (5 present)	Resident Attendees (20)
<ul style="list-style-type: none">• Max Sneyd• Gary Givental• Paul Bernstein• Todd Sonquist• David Postwaite• Jennifer Pecic (absent)• Russ Conner• Jane Lowell (absent)• Paul Scheidemantel (absent)	<ul style="list-style-type: none">• Darren DePicollo• Mike Shuell• Dan Dobring•

Topics Discussed

- Board Member updates
- Pool Committee progress

Board Meeting Discussion summary

- Identification of dead trees as a hazard and eyesore in the community, with homeowners responsible for removal. Discussions also covered legal liabilities and potential insurance issues.
- Details on a fallen tree limb at the pool, subsequent repairs, and tree removal quotes. Approval was granted for the L&L package for tree removal, and overgrowth removal is underway.
- Announcement of a fence repair along Opdyke scheduled; sprinkler system operating without need for repairs; weekly lawn mowing ongoing.
- Updates on Stripe access, website modifications, and technology budgets, with mention of utilizing Fireflies.ai for transcription.
- Presentation of a detailed financial report, outlining income, expenses, major repairs, and addressing budget discrepancies.
- Report on various pool-related costs, including clothing for guards and concessions, and discussions regarding fence moving, quotes, and failed motion to approve funds.
- Examination of pool insurance policy and discussion about a diving board. Recommendations for pool construction, vendor selection, contract negotiations, engineering drawings, and financing options.
- Collection of vendor quotes for tech enhancements at the pool deck, including audio system, surveillance, and network. Further discussions on infrastructure needs such as conduit lines, light pole locations, and surveillance equipment requirements.
- Board approved funds to Coastal to provide EGLE approved engineering design for the pool – contract signed and partial payment released to Coastal.

Complete Board Meetings Notes are at the end of the newsletter, along with full Board Member Reports.

FOX HILLS COMMUNITY ASSOCIATION

INVENTORY IS STILL AT AN ALL TIME LOW!



Right now is the time to get the most money for your house! We have many interested parties that want to live in Fox Hills!

CALL US!

Jane Lowell is a long time Fox Hills resident, Community House Coordinator, and is always available to answer any questions you have about real estate!

THE PROPERTY STRATEGISTS

Dawna Kuhne, Jane Lowell (Fox Hills Resident)

248.631.4730 | propertystrategists@maxbroock.com

275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009

MAX
BROOCK
REALTORS®

📞 **FLUENT IN REAL ESTATE** 📞

- **99% OF BUSINESS GENERATED BY CLIENT REFERRALS**
- **CONTAGIOUS ENTHUSIASM & ENERGY**
- **KNOWN FOR ESTABLISHING AUTHENTIC RELATIONSHIPS**



ANITA BARRATT

A MAX BROOCK REALTOR

(248) 563-2756 cell / text

ABARRATT@MAXBROOCK.COM

275 S. Old Woodward Ave., Birmingham, MI 48009



DIL
DAS LAW
Protect What Matters

Protect What Matters



I look forward to learning your story and hearing what matters to you. It's my privilege to help you discover what you need to keep your assets protected and to keep your loved ones out of court and out of conflict.

- ◆ Planning for Your Children
- ◆ Estate Planning
- ◆ Special Needs Planning
- ◆ Asset Protection Planning
- ◆ Estate Tax Protection
- ◆ Trust Administration
- ◆ Guardian and Health Documents
- ◆ Blended Family Planning



David D. Das

1983 Fox River Dr., Bloomfield Hills, MI 48304 | (248) 629-0485 | www.ddaslaw.com

FOX HILLS COMMUNITY ASSOCIATION



KARATE

IN THE PLAZA WITH
HOLLYWOOD MARKET

MARTIAL ARTS FOR THE
WHOLE FAMILY



CALL US TODAY:
248.444.4836

ONLY
\$125 / per month

for your first student. Additional children
\$25/month. Additional adults \$10/month.

Come try a free class!

SIGN UP NOW AT
WWW.PKSABLOOMFIELD.COM

NEW students
can use the code
"Fox Hills" to
get 20% off of a
6 week trial
program:



FOX HILLS COMMUNITY ASSOCIATION



WE BRING THE FUN WITH CUSTOM, INTERACTIVE PLAY SPACES THAT EVERY PARTY NEEDS!



Modern Bounce Houses for All Ages • Ball Pits • Kids Tables + Chairs
 Soft Play Party Rentals for Crawlers + Explorers • Licensed and Insured
 Custom Decals • and So Much More!

(248) 930-7049 • INFO@TOTCERCISE.COM • WWW.TOTCERCISE.COM

ADVERTISING IN FOX TALES

ARTICLES AND ADS

The deadline for submissions to the *Fox Tales* is always the 2nd Friday of the applicable month. **All submissions must be sent in electronic format** (via email, preferably an image) to foxhillssecretary@gmail.com

For more information, please contact Gary Givental by email at foxhillssecretary@gmail.com

MONTHLY ADVERTISING RATES

	Full	Half	Quarter	Classified
Resident:	\$30	\$20	\$15	Free
Non-Resident:	\$50	\$40	\$30	\$15.00

A 50% discount will be given if you prepay for a full year of advertising in the Fox Tales. Invoices will be sent via **Square** to allow digital payment options. All checks for advertisement should be made payable to **“Fox Hills Community Association.”** No second party ads will be accepted at the resident’s rate

FOX HILLS COMMUNITY ASSOCIATION

Fox Hills – 2023 YTD Housing Sales (courtesy of Jane Lowell and Dawna Kuhne)

THE PROPERTY STRATEGISTS

Dawna Kuhne, Jane Lowell (Fox Hills Resident)

248.631.4730 | propertystrategists@maxbroock.com

275 S. OLD WOODWARD AVE, BIRMINGHAM, MI 48009



2023 Fox Hills Sales YTD							
Address	Bed/Bath	Square Footage	price per sq foot	List price	Sales price	Sold price per sq foot	Sold date
Active							
1884 Hunters Ridge	4/2.1	2048	\$209.72	\$429,500			
Pending							
645 Fox River	4/2.1	2005	\$197.51	\$396,000			
SOLD							
466 Rolling Rock	5/2.2	2788	\$118.33	\$329,900	\$330,000	\$118.36	6/30/2023
1891 Hunters Ridge	4/2.2	2531	\$181.35	\$459,000	\$457,500	\$180.76	3/22/2023
708 Weybridge	4/2.2	2849	\$131.59	\$374,900	\$400,000	\$140.40	3/8/2023
2090 E Spinningwheel	4/2.1	2200	\$186.36	\$409,999	\$405,000	\$184.09	4/3/2023
2036 Fox Glen Court	4/3.1	2703	\$184.61	\$499,000	\$465,000	\$172.03	2/3/2023
1610 Hunters Ridge	5/2.2	2729	\$201.50	\$549,900	\$505,000	\$185.05	2/23/2023
Av. Price per Sq. Foot (SOLD)			\$167.29			\$163.45	

FOX HILLS COMMUNITY ASSOCIATION

Addendum – July 11, 2023 Board Meeting – Full Minutes

Board Reports from the Meeting

President - Max Sneyd

- Nothing to report

Clubhouse - Jane Lowell

- absent

Financial Secretary - Todd Sonquist

- Getting ready to send Special Assessment invoices on September 1st for \$600.
- Payment due October 1st.
- Details for late fee structure below:

Because October 1st is so soon, a different late fee schedule will be in place for the FIRST payment of the special assessment. The first thing to say is that if you contact me BEFORE the due date to set up a payment plan, we (the board) will not impose the late fees, so long as you make the payments that are agreed upon.

Here is the late fee structure that will be in place if the special assessment vote passes.

For the first payment due October 1, 2023, the late fees would be deferred until January 1, 2024.

- If payment is not made by January 1, 2024 - \$10 late fee added to the balance.
- If the payment is not made by the 1st of February, March, April, etc., a \$25 late fee will be added to the balance each month that payment is not made.
- For the special assessment payments due on October 1, 2024 - 2027:
- If payment is not made by October 1st of years 2 through 5 - \$10 late fee added to the balance
- If the payment is not made by the 1st of November, December, January, etc., a \$25 late fee will be added to the balance each month that payment is not made.

A resident brought up a question regarding the special assessment fees when a house is sold. I called a friend who is a title agent. She informed me that I need to talk to the assessor at the township to find out how the township wants to handle this special assessment. There are basically two options that the township will require.

- At closing the remaining balance will have to be paid in full as part of the closing costs of the sale.
- The remaining payments will be assumed by the new owner and they will make the payments going forward.

Architectural Control – Russ Conner

When driving through the neighborhood, you cannot help but notice a large number of dead trees throughout the community. These are not only unsightly but are a potential safety hazard for individuals and property. Homeowners are responsible for seeing that the trees are taken down and disposed of properly. Please be aware that if a dead tree were to fall and injure someone, or damage property, the homeowner might be liable for any such damage. It is possible that an insurance company might not cover such liability if the homeowner was deemed to be negligent in allowing a dangerous tree to stand on their property. For your own protection and the overall good of the neighborhood, please remove dead trees from your property.

FOX HILLS COMMUNITY ASSOCIATION

Grounds - Jen Pecic

- Tree limb fallen at Pool.
 - A large limb fell from the Hickory tree inside the pool area along the northeast fence line and crushed a 10' section of fencing.
 - The limb was removed and the fence was repaired for a total of \$1640. \$650 to remove the limb and damaged shrubs on the neighbor's property and \$990 to remove and repair the security fence.
 - The large Hickory was damaged when the limb came down. A 10' vertical section of bark sheared off the trunk leaving it exposed to weather and insect damage and will need to be removed. I received 3 quotes to remove the damaged Hickory and 4 pine trees that will be impacted by the new pool design.
 - **L&L:** \$1200 for the Hickory, \$1950 for the 4 Pines, \$400 for a small diseased Hickory near the north fence line, \$400 for brush piles along Opdyke; \$3950 total- **Package discount for all items \$3650 total**
 - **Willow Tree:** \$2000 for the Hickory, \$2000 for the 4 Pines- Includes brush piles along Opdyke Rd; **\$4000 total**
 - **Davey Tree:** \$2200 Hickory, \$2200 for the 4 Pines, \$400 for brush piles along Opdyke; **\$4800 total**
- **I would like to make a motion to approve the proposal from L&L to remove all the tress and accept the package discount for \$3950. I propose we use the Rainy-Day fund to pay for the needed work.**
 - Discussion
 - Max – we've never had to use the rainy-day fund before
 - David - We have about \$3600 extra in the budget, may not need to use the rainy
 - **Motion passed = 7 YES**
- Vegetation overgrowth along Opdyke
 - Kathy Kay from Fox Hills has been working to remove the overgrowth along the sidewalk on Opdyke. I have received quotes to remove the piles along with the tree removals at the clubhouse. See above.
 - Pole from old Neighborhood Watch sign at Fox Hills Entrance
 - Kathy Kay from Fox Hills was able to remove the pole.
 - There is one more pole located outside the pool fence along Opdyke. I am working to get this removed.
- Fence along Opdyke- from Oakbrook Dr to Hollywood Market:
 - Repair is scheduled for August. Date is TBD
- Sprinkler Line
 - All sprinklers appear to be operating as intended. No repairs or maintenance required in July.
- Lawn mowing
 - Monster is mowing on a weekly basis. No reported issues.

Clubhouse - Paul Scheidemantel

- absent

Secretary - Gary Givental

- Skedda + Stripe access
 - (done) Paul Bernstein requested access to Stripe (our payment processor for Skedda rentals), along with access for Jane (clubhouse), Todd (finance) and David (treasurer)
 - Gary provided the access and exported data from Stripe for payments already made to provide to the Board
- Request From Max

FOX HILLS COMMUNITY ASSOCIATION

- Update the website board link w/ bylaw descriptions
- Board Positions/Procedures
 - Paul B - will start on pool stuff
- Fox Hills Zoom link updated for Board meetings: <https://bit.ly/foxhillszoom2023>
 - Gary paying for this expense out of pocket as the Board did not approve technology budget proposal
 - Experimenting with Fireflies.ai for transcripts and summarization

Treasurer – David Postwaite

- \$236,139.71 - total income
- Net Left = \$111,919.93
 - Not all budgets have been used up
 - Snow removal
 - Pool closing
- Spent
 - Clubhouse spent \$1500
 - Grounds = \$13600
 - Pool = \$77000
 - Paul: \$62k; need to reconcile
 - Max: we need to understand the discrepancy
 - David - will take this offline
- Major Repairs
 - Pool = 6600
- Common Expenditures = 29000
 - Utilities = 11000

Pool and Tennis Coordinator – Paul Bernstein

- Clothing for T-shirts = about \$100
 - Paid for 3 years of guards clothing
 - Store re-opened for 2 more weeks
 - Projecting profit for \$1000
- Pool costs
 - Details provided by Paul at the end of this newsletter
 - Was calculating salary budget incorrectly in regards to salary taxes
 - So will actually be under-budget
- Swim Team owes 9k
- Concessions are doing great
- Guest Fees

For the fence moving

- About \$4600 to move it
- Fees to submit about \$625
- Need a quote for irrigation and shrub moving
- Discussion
 - We need the approval first
 - It's good for a year
 - But we do not have a cost for shrubs and irrigation

FOX HILLS COMMUNITY ASSOCIATION

- Jen
 - Can the approval be bundled with the site plan for the pool
 - Paul B - unlikely
- **Motion:** approve funds for township approval
 - **FAILED - 2 YES, 5 NO**
- Decision
 - Defer until we know about bundling the approval quote w/ pool site plan

FOX HILLS COMMUNITY ASSOCIATION

Pool Committee

Question - does our pool insurance policy currently include a diving board

- Paul B - need to revisit

POOL UPDATES

- Committee recommends
 - Coastal as the Vendor
 - Based on price and schedule
 - Gary
 - Has anyone reached out to references
 - Darren - No
 - Other Bidder - Rewold
 - Their quote was significantly higher
 - They said the RFP was not very clear - a lot of unknowns
 - A fully detailed set of engineering drawings are \$25k (from Coastal)
 - Should have a contract that protects us
 - Specifically, the timeline
 - Have checkpoints in the contract that give us a way out
 - Engineering work and scope
 - Regulatory approvals and breaking ground by a specific time
 - Finishing the work by a specific time
 - Coastal agreed to honor the 2023/2024 price if the project delays until 2024/2025
 - Contract concerns
 - Max - this is a LOT of work - will take time to get the contract done correctly
 - Proposed milestones
 - EGLE approved full engineering drawings, with scope/cost close to budget
 - Break ground date
 - Project completion timeline

Board Decision

- We want to have Coastal do the engineering drawings and get them EGLE approved
 - Our main concern is that EGLE nitpicks details and the scope/cost of the project might balloon beyond expectation.
- 8/15 update:
 - Board approved funding to allow Coastal to get started with Engineering Design
 - They have signed a contract we wrote (Thank you Max Sneyd!) that gives them a partial payment upfront, the remained after we receive the full Engineering Design, approved by EGLE, no matter how many iterations that takes
 - Under the Agreement, we would pay Coastal a total of \$21,000 for final/approved engineering designs. We would pay \$5,000 immediately; \$8,000 upon submission to FHCA of the initial engineering drawings; and \$8,000 upon final approval by the relevant authorities (EGLE/Bloomfield Township). Coastal will be obligated to make as many revisions as necessary to gain these approvals. FHCA will own the designs. Coastal has indicated that it is agreeable to this concept and will sign the Agreement.

Financing

- Only CIT option so far
- Coastal gave us contact for another broker
- We'll need audited financial statements (required for a loan)

FOX HILLS COMMUNITY ASSOCIATION

- David - working on it
- Pool Committee
 - Should encourage residents to pay up front
 - Give us better loan terms

Pool Deck – Audio, Internet, Cameras - update – Gary Givental (on behalf of Paul Rapier)

- 2 vendor quotes have been collected
- Paulson Audio – preferred contractor from Coastal
 - Wiring: \$9,297.96
 - Speakers: \$9,508.38
 - Audio System: \$3,460.18
 - Microphones: \$911.61
 - Network: \$3,685.96
 - Surveillance: \$10,439.66
 - Head End: \$2,895.44
 - Total: \$41,980.14
- Motor City Electric
 - Base Scope \$ 50,260.00
 - 4K Video Surveillance = \$ 76,785.00
 - 5MP Video Surveillance = \$ 62,805.00
- Implication
 - Currently, this information is provided to the Board, but no discussion yet on exact needs
 - Gary Givental and Paul Rapier recommendation to the Committee and the Board
 - Focus on the underground conduit lines that would have sufficient space for all the cabling required for speakers, internet and power lines.
 - Make decision on required light pole locations and make sure conduit is buried to allow speaker placement on these poles whenever speakers are purchased.
- Priorities:
 1. Sufficiently large conduit lines buried.
 2. Pull through electrical, audio and internet cables to all the light poles.
 3. Speakers rated for outdoor use – can use the current equipment, or upgrade as budget allows.
 4. Internet WiFi equipment – can use Ubiquity (semi-pro grade) – to expand current coverage as budget allows.
- Hold until discussion:
 1. Video cameras (or need for any surveillance)

FOX HILLS COMMUNITY ASSOCIATION

FHCA Improvement Projects Scheduled for 2023 - STATUS

Project	Area	Cost	Status	NOTES
Replace Pavilion furniture cushions	Pavilion	\$1,200	DONE	New cushions have been purchased and 2 new tables
Clubhouse - new furniture and fixtures	Clubhouse	\$3,500	Planned	- new tables + tablecloths - new chairs - new folding tables - bathroom supplies - kitchen supplies
Clubhouse - rental scheduling software	Clubhouse	\$500	DONE	https://foxhills.skedda.com is now live and can be used to check rental availability for the clubhouse and the Pavilion
Repairs to piping	Pump Room	\$1,000	Planned	When the plumber was out to repair frozen piping, he recommended that certain parts of the piping be replaced, including to bring parts for the boiler up to code.
stock concessions	Pool	\$2,000	DONE	purchasing items for concessions
Lockable storage cabinets in guard shack	Pool	\$1,175	DONE	
2 replacement picnic tables	Pool Deck	\$500	DONE	
1 replacement metal table and chairs	Pool Deck	\$1,000	DONE	
Grounds - Cedar Fence Repair	Grounds	\$2,000 \$2500	Planned	Replace portions of Split Rail Fence along Opdyke. 3/14: we're now quoted at \$4k, will get more quotes and re-evaluate 5/10: re-negotiated down to \$2k 7/17: on vendor's schedule – should be done in next few weeks
Grounds - Tree Trim/Removal	Grounds	\$3,500 \$2,145	DONE	Trim Trees at Entrances and remove falling tree
Grounds - sprinkler repair - option 2 - full fix	Grounds	\$7,000	DONE	Full Repair w/ new lines 7/17: paid in full; invoice submitted to Treasurer
Pool Deck - Music selection DJ software	Pool Deck	\$120?	DONE	Allows us to play legally licensed music

Full Board Member Reports

Pool and Tennis – Paul Bernstein

Clothing cost for guard clothing that covered this year and for the next few years as well as the samples on display - \$1,021.82. The first clothing sale (\$629.42) plus what the guards ordered for extra items (\$281) totaled \$910.42. The Cost to the neighborhood for the guard clothing/samples is \$111.40. I will be talking with the vendor I used for our new neighborhood clothing line to reopen the store in the next few days with some additional Fall items. winter hats, zip up hoodies and joggers. The store will remain open for 2 weeks. And items will then be available Labor Day weekend. Hoping for an additional income of about \$1,000.

Current repair total - \$11,342.90 Budget proposal was \$10,000.

Opening cost was \$2,345. Budget for opening and closing was for \$6,000

Current Chemicals/Supplies total \$3,410.16, Budget proposal was \$5,000

Concessions total is

Guard wage cost is \$32,260 and tax liability is \$2,681 so far. Budget is \$41,300, tax liability is \$14,500. I believe I have been accounting wrong and adding the taxes the guards get withdrawn from their wages to our tax liability, thus double dipping. IE, OUR tax liability should be much lower than what was budgeted which should help since our payroll will be higher than what was budgeted in the Winter, prior to raising the wages.

Swim team cost was \$9,095. They will be sending us a check to cover their costs within the next week.

Sales are doing well for concessions. \$4068 in food, 631 guests' fees at \$2988, there is \$450 in pavilion rentals on Square but I know there is more on SKEEDA, just not sure how to find it. So the total without all of pavilion rentals is currently at \$7506

I am liking Skedda but am unsure how to see a revenue report. Gary, if you know how I can see that please let me know. Also, while looking on Skedda I noticed one past rental for the clubhouse that has not paid. Jane, just info for you if you want to follow up on that.

I will not be extending the pool beyond Labor Day this year. With all of their "health" issues, I think it best to save money on guards and running the pools for a few more weeks.

Kimberley Fence quote (same company that installed our newer fencing) to move the N/S fence on the North side of the clubhouse forward and extending the E/W fence 26ft - \$4,603.46. Paperwork is completed for the Township ZBA (Zoning Board of Appeals) as well as the DRC (Design Review Committee). I am requesting the board to approve the fees to submit both applications: ZBA-\$325; DRC-\$300.

We changed the hours for the pool as of today. We do this typically every year starting in August due to a lack of patronage later in the evenings during the week. The Pools will close at 8pm instead of 9pm, M-Th. Everything else remains the same.

Rick Dylewski and the guards have been doing a great job this summer. The only concerns that did come to me were of a guard being distracted while on the stand which has been addressed. There have been no scheduling issues due to a lack of guards which can be attributed to the number of guards that were on staff which can be attributed to the increase in hourly wage. There was one issue with someone who did not appear to be a resident, refused to prove if they were/weren't, that came with their 2 children and refused to leave for a short while.

Paul Bernstein, Pool & Tennis Coordinator

Pool Committee – FRS Meeting Notes

Fox Hills Pool Committee

Frank Rewold and Sons Bid Review

8:30 am 8/10/2023 Microsoft TEAMS

Summary

Mike Gagnon (Frank Rewold and Sons) has responded to the Fox Hills Pool bid request with a two part response.

Phase 1: \$102,000

Phase 2: \$1,730,000

Frank Rewold has partnered with Aquatic Source to prepare their bid. The two firms are working together on the Rochester school bond and have a good relationship. House Seaman Architects will provide design services.

Mike G. explained that the concept drawing is not sufficient to provide a qualified bid. He suggested that the project needs to be fully designed and permitted before final pricing is obtained. Potential project risks are identified in bullet points below and organized in order of potential significance.

Potential Risk Items:

1. Existing electrical, gas, water and sewer services may not be sufficient for the required loads.
 1. Additional investigation and preliminary design will be needed to verify that existing utilities meet current codes.
2. The existing storm water system may not meet Oakland County standards.
 1. Additional investigation is needed.
3. The existing pump room is smaller than permitted by code.
 1. A variance may be granted, space saving options include a filter shelf system and a combined boiler to serve both pools and the clubhouse.
4. The existing restroom facilities do not meet required codes.
 1. A variance may be granted to resolve the restroom fixtures. This variance seems likely to be granted.
5. Light fixtures are not defined.
 1. Light fixture costs vary significantly. FRS prefers that we provide the exact fixture that we want for the site.
6. Irrigation is not defined.
 1. Not discussed.
7. Landscaping is not defined.
 1. Not discussed.

FRS proposed that his team would fully design the pool and surrounding areas for a fee. He will provide additional milestones to break down the Phase 1 fee into a series of smaller steps. The first task would be a feasibility study to better understand the existing utilities available at our site. He suggested that this study might be 25-30% of the Phase 1 fee. Mike G. will consult with his team and provide additional information in a few days.

The design process would include our allowable budget, so that they will not produce a design that we cannot afford by the end of the process.

FRS does not believe it would be possible to start construction this year for completion in May 2024. He expects delays from EGLE, other reviewing agencies, weather, and his own design team. Paul B has

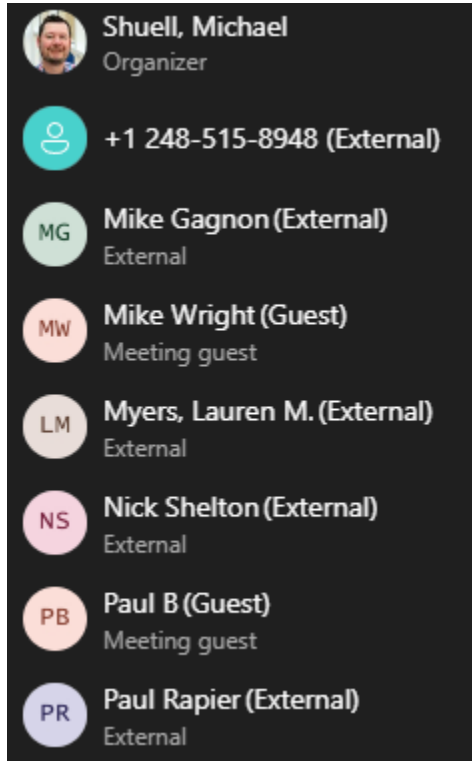
FOX HILLS COMMUNITY ASSOCIATION

submitted an application to EGLE and expects that we will “be up next” in roughly 5 weeks. Mike G. does not expect his design professionals to be ready to submit in that timeframe.









Performance Bond Discussion:

FRS's Performance bond rate depends on bond rating, project size, and other outstanding bonds. Mike G. estimates that their bond fee would be somewhere between 0.7 and 1.3% of the project cost. He said that some contractors might charge 3 times this rate.

Attendees:



A screenshot of a meeting attendee list. The list is displayed on a dark background with white text. Each entry consists of a circular profile picture or initials icon, followed by the person's name and their role. The roles include Organizer, External, and Meeting guest.

-  **Shuell, Michael**
Organizer
-  **+1 248-515-8948 (External)**
-  **Mike Gagnon (External)**
External
-  **Mike Wright (Guest)**
Meeting guest
-  **Myers, Lauren M. (External)**
External
-  **Nick Shelton (External)**
External
-  **Paul B (Guest)**
Meeting guest
-  **Paul Rapier (External)**
External