

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
September 25, 2008

I. Roll Call: The meeting was called to order at 6:35 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, David Jones and Jay Demyan. A quorum was established. Ron Breton, Bill Humphrey and Todd Zimmerman were absent. Alberto Freda, Linda Aubrey and Lanina Mohamed from Resource Property Management were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on September 23, 2008.

III. Approval of Previous Minutes: A motion was made by Diane Kocienda, seconded by Mike Morganti to approve the Meeting Minutes from the August 28, 2008 Board meeting with corrections. The motion carried unanimously.

IV. Status Reports: The Status Reports were previously distributed to all Board members. Mike Morganti discussed that there are loose panels on the back of the pavilion. He announced that the sewer cover is broken again and the Board needs to look for a more permanent solution.

Jay Demyan read a letter from Erika Vetter, Controller of Resource Property Management, regarding Bill Humphrey's assumption of a \$30,000.00 to \$40,000.00 shortfall in the budget due to unpaid fines. Ms. Vetter stated that she did not feel that assumption was correct.

Ms. Kocienda discussed a proposal for the Christmas decorations in the amount of \$2,357.00. This proposal adds 3 wreaths on signs and the pavilion, which was not done last year. A motion was made by Diane Kocienda, seconded by David Jones to accept the proposal for \$2,357.00. The motion carried unanimously.

Jay Demyan also announced the 200 park bathroom keys were again cut incorrectly. He will contact all Homeowners which were given a key so they can be given a new key once they are ready.

V. Managers Report: Al Freda read from Manager's Report dated September 25, 2008. Al announced the 2009 budget draft has been put together and given to the finance committee for review. He also announced the gate entrance code will be changing on November 1, 2008 to 1147.

The August Financial Statement has been reviewed. A motion was made by David Jones, seconded by Mike Morganti to approve the financial as written. The motion carried unanimously.

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VI. New Business:

Nominating Committee – A motion was made by Mike Morganti, seconded by Diane Kocienda to nominate Penny Black as chairman of the Nominating Committee. Two others to join the committee will be named at a later date.

Budget Discussion – Al Freda announced a few changes that were made to the draft 2009 budget. There is no increase on the 2009 proposed budget, and the maintenance fees will stay the same. Mr. Freda discussed some categories that have been combined and also new line items that have been added. Mike Morganti suggested that the Mulch category should be included in the Landscaping Replacement category. The Board discussed and decided to leave mulch separate. Diane Kocienda announced the Christmas Decoration category should be increased to \$2,508.00. The Board and Mr. Freda discussed each line item. The Board will discuss further and make any necessary changes. The proposed budget should be finalized by next week.

Legal Update – Mr. Demyan discussed a letter he received from the Association's attorney. They still have not received payment from 1838 Linton for fines imposed on the owners. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to proceed to small claims court on this issue. The motion carried unanimously.

Mr. Demyan also discussed that Federal tax laws may allow for the Association to issue a 1099c to people who have been forgiven a debt. The Board suggests sending these forms out to Homeowners who have been forgiven of their unpaid fees. The Board will get an opinion from the Association's CPA on this issue.

VII. Committee Report from the DREC:

Mr. McGovern and Mr. Wilner reported for the DREC Committee. The September DREC Meeting was held September 2, 2008 and the committee recommends the following:

10723 Firebrick Ct – Grass violation. The notice was sent to the local address, not the owner's mailing address. The lawn has been replaced and DREC recommends no further action.

10653 Gooseberry Ct – Grass violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

2113 Larkspur Ct – Mailbox violation. This issue has been corrected. DREC recommends no further action.

0633 Eveningwood Ct – Grass, Palms & Weeds violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

Resource Property Management

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Telephone: 727-796-5900, Fax: 727-796-5011

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110546 Eveningwood Ct – Mailbox violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

10540 Eveningwood Ct – Mailbox violation has been corrected. DREC recommends no further action.

10453 Tecoma Dr – Mailbox violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

10407 Tecoma Dr – Mailbox violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

10319 Tecoma Dr – Mailbox violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

10301 Tecoma Dr. Mailbox violation has been corrected. DREC recommends no further action.

1752 Arturus Pl – Garbage can violation has been corrected. DREC recommends no further action. Mailbox & Grass violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to not fine the immediate \$100, but to impose a \$100 fine after 30 days and if the issue is not corrected an additional fine every 15 days until the issue is corrected. The motion carried unanimously.

1703 Winsloe – Mailbox violation. DREC recommendation is to fine \$100 immediately upon receipt of letter from RPM, and if the issue is not corrected an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Mr. Morganti, seconded by Mrs. Kocienda to accept the committees' recommendation. The motion carried unanimously.

VIII. Homeowner Questions & Input: The new Homeowners of 1753 Winsloe stated they received a letter regarding a grass violation and have made the necessary corrections. They asked that it be re-inspected.

There being no further business, a motion was made by Mike Morganti, seconded by David Jones to adjourn the meeting. The motion carried and the meeting adjourned at 8:18 P.M.