

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity Outpatient Center  
2102 Trinity Oaks Blvd.  
Trinity, Florida 34655  
**October 23, 2008**

**I. Roll Call:** The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, David Jones, Todd Zimmerman, Ron Breton, Bill Humphrey and Jay Demyan. A quorum was established. Alberto Freda, Linda Aubrey and Lanina Mohamed from Resource Property Management were also present along with Anne Malley, the Associations attorney.

**II. Affidavit of Notice:** Meeting notice was posted at both entrances and exits on October 21, 2008.

**III. Approval of Previous Minutes:** A motion was made by Bill Humphrey, seconded by Diane Kocienda to approve the Meeting Minutes from the September 25, 2008 Board meeting with corrections. The motion carried unanimously.

**IV. Status Reports:** The Status Reports were previously distributed to all Board members.

**V. Managers Report:** Al Freda read from Manager's Report dated October 23, 2008. Al discussed the Annual Meeting mail out will be sent to all Homeowners on November 3, 2008. Jay Demyan discussed he would like to announce the maintenance fees are remaining the same amount for 2009 in the mail out. He also discussed he would like more participation at the Annual Meeting and suggests having Valley Crest attend the meeting to speak to the Homeowners.

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

### **VI. New Business:**

**VP/Secretary Role** – Jay Demyan discussed consolidating the Vice President and Secretary role for the executive committee. The Board discussed and the majority suggests keeping the two roles separate, but not include the Secretary as part of the executive committee. The Board decided to leave the roles as they are.

**Nominating Committee Recommendation** – Penny Black, chair of the Nominating Committee, discussed the Committee Meeting held on October 22, 2008. The Committee discussed 3 nominees in length. The Committee recommends Ron Jackson as a candidate for the Board of Directors. A motion was made by Mike Morganti, seconded by Ron Breton, to accept the Nominating Committee's recommendation. The motion carried unanimously.

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**2009 Budget Approval** – The Board has received and reviewed the 2009 proposed budget. A motion was made by David Jones, seconded by Bill Humphrey to approve the 2009 proposed budget as written. The motion carried unanimously.

**Appoint Legal Counsel** – Anne Malley, the Associations attorney, discussed she has been laid off from the Golson Law Firm due to a new partner in the company. She discussed the new law firm Connolly, Malley & Golson. A motion was made by Bill Humphrey, seconded by Mike Morganti to appoint Connolly, Malley & Golson as the new legal counsel and registered agent for Fox Wood. The motion carried unanimously.

**Legal Update** – Anne Malley announced she has received a response from Mr. Miller's attorney, regarding the paver driveway and sidewalk. The letter stated the Homeowner is intending on keeping the driveway the way it is. The letter further stated Mr. Miller believed the apron was the grassy area. Anne discussed the options the Board has on this issue, none of which have a guarantee. A motion was made by Bill Humphrey, seconded by Mike Morganti to continue to mediation for removal of the driveway. The motion carried unanimously.

Anne Malley also announced she has received 2 payoff requests this week.

Linda Aubrey discussed a letter received from 2242 Edelweiss Loop. The new owner purchased the home in foreclosure in February. They then submitted an application to DREC for approval to replace their lawn. In April, they were sent to hearing for a lawn violation. The letter Linda received stated they believe the \$100 fine was unjust and requests to have the fine waived. A motion was made by Bill Humphrey, seconded by Todd Zimmerman to rescind the \$100 fine. The motion carried unanimously.

**Liens** – Jay Demyan discussed the following 18 Homeowners who are all over 90 days delinquent: 1907 Cardamon, 1633 Bayfield, 1708 Crossvine, 1602 Crossvine, 1707 Winsloe, 1925 Tilden, 1915 Terralyn, 2049 Larchwood, 2112 Blue Beech, 10315 Tecoma, 10332 Tecoma, 10344 Tecoma, 10649 Eveningwood, 1817 Lockhaven, 1749 Lockhaven, 2149 Flameflower, 2105 Flameflower and 1826 Cardamon. A motion was made by Mike Morganti, seconded by Diane Kocienda, to send these 18 Homeowners to the Associations attorney for lien. The motion carried unanimously.

**Signs** – Jay Demyan discussed issues with political signs in the community. The Board suggests sending DRC violation letters to the Homeowners in violation. RPM will send these letters out to 20 Homeowners.

**VIII. Homeowner Questions & Input:** No questions or comments were presented to the Board.

There being no further business, a motion was made by Mike Morganti, seconded by Todd Zimmerman to adjourn the meeting. The motion carried and the meeting adjourned at 8:10 P.M.