

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
April 23, 2009

I. Roll Call: The meeting was called to order at 6:35 P.M. by President Jay Demyan. Directors present: David Jones, Ron Breton, Ron Jackson and Jay Demyan. Diane Kocienda joined the meeting at 6:40 P.M. Todd Zimmerman and Mike Morganti were absent. A quorum was established. Alberto Freda, Linda Aubrey and Lanina Mohamed from Resource Property Management and Anne Malley, the association's attorney, were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on April 21, 2009.

III. Approval of Previous Minutes: A motion was made by Ron Jackson, seconded by Ron Breton to approve the Meeting Minutes from the March 26, 2009 Board Meeting. The motion carried unanimously.

IV. Status Reports: The March Financial Statement has been reviewed. A motion was made by David Jones, seconded by Ron Breton, to approve the financial as written. The motion carried unanimously.

V. Manager's Report: Al Freda read from Manager's Report dated April 23, 2009. The Board discussed the bids for road markings. A motion was made by Diane Kocienda, seconded by Ron Jackson to approve the ART bid for \$2,250.00. The motion carried unanimously.

VI. New Business:

Liens – Jay Demyan discussed the following Homeowners who are all over 90 days delinquent: Lots 194, 214, 641, 590, 258, 115 & 750. A motion was made by Diane Kocienda, seconded by Ron Breton, to send these 7 Homeowners to the Association's attorney to lien. The motion carried unanimously.

Gate Closing & Cameras – Jay Demyan discussed closing the Greenridge gates and using them as a resident only gate. This may help to deter people from coming into the community. Also, Jay Demyan discussed using the funds for lighting the common area on Winsloe for cameras at the gates instead. Discussion ensued. A motion was made by David Jones, seconded by Diane Kocienda, to withdraw the lighting funds and use them for gate cameras. The motion carried unanimously.

The Board will research the Greenridge gate closing issue and the school bus schedules. The Board discussed de-activating the gate code for the back gate. The Board will discuss this further at another meeting. In order to close the back gates, the electronics and motors would have to be upgraded. A motion was made by Diane Kocienda, seconded by David Jones, to approve \$8,000.00 in gate upgrades. The motion carried unanimously.

New Business (Cont.):

Todd Zimmerman's Resignation – Todd Zimmerman's resignation letter was presented to the Board for review. A motion was made by Diane Kocienda, seconded by David Jones to accept Todd's resignation from the Board of Directors. The motion carried unanimously.

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Legal Update – Anne Malley was present to discuss the legal issues. She announced that foreclosures have decreased in the community. Anne discussed the settlement agreement for the Millers. The pavers will be allowed to stay with money in escrow if the home is sold or the pavers are not maintained. Mr. Miller is to submit an application for the sidewalk and will be required to sign an affidavit stating that it is on his property. He will also be required to put in a French drain. A motion was made by Diane Kocienda, seconded by David Jones to accept the settlement as amended to include that any new owner will have to establish an escrow account for concrete replacement and that any bid for replacement must be from a licensed and insured vendor. The motion carried unanimously.

Anne Malley stated that a letter was sent out to the Connolly's regarding the paver installation at their home. They did not submit an ACC application for approval. The letter stated the apron and sidewalk must be restored to its original state.

Anne Malley met with the Venner's regarding their fines. The trial is scheduled for May 13th. Mr. Venner has stated he did not receive adequate notice of his hearing. A motion was made by Diane Kocienda, seconded by David Jones, to dismiss the Venner court case based on counsel recommendation. The motion carried unanimously.

Jay Demyan discussed the Ross home, which is under a short-sale contract. The Board will give the new owner 90 days to replace the lawn if they can get Ross, the previous owner, to pay all of the outstanding fines.

VII. Committee Report from the DREC: Mark McGovern reported for the DREC Committee. The April DREC Meeting was held April 8, 2009 and the committee recommends the following:

- 1) 1714 Citron – No action recommended by the DREC.
- 2) 1925 Winsloe – No action recommended by the DREC.

10344 Tecoma, 10728 Firebrick Ct, 10333 Tecoma – DREC recommends a \$100 immediate fine and an additional fine of \$100 in 30 days if the property is not brought into compliance and an additional fine of \$100 every 15 days thereafter until the property is brought into compliance or the maximum of \$1000 is reached.

A motion was made by Ron Breton, seconded by David Jones to accept the recommendations from the DREC. The motion carried unanimously.

VIII. Homeowner Questions & Input: There were no questions or comments from the Homeowners.

There being no further business, a motion was made by Diane Kocienda, seconded by David Jones to adjourn the meeting. The motion carried and the meeting adjourned at 7:40 P.M.