

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity Outpatient Center  
2102 Trinity Oaks Blvd.  
Trinity, Florida 34655  
**August 28, 2008**

**I. Roll Call:** The meeting was called to order at 6:32 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, Ron Breton, Bill Humphrey, David Jones, Todd Zimmerman and Jay Demyan. A quorum was established. 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 August 26, 2008.

**III. Approval of Previous Minutes:** A motion was made by Diane Kocienda, seconded by Todd Zimmerman to approve the Meeting Minutes from the July 24, 2008 Board meeting. The motion carried unanimously.

**IV. Status Reports:** The Status Reports were previously distributed to all Board members. Mike Morganti announced all work he discussed in his status report has been completed.

CDAR – Todd Zimmerman discussed a CDAR that matured in August. A motion was made by Todd Zimmerman, seconded by Diane Kocienda, to roll the Colonial CDAR for another 6 month term. The motion carried unanimously.

Todd Zimmerman also discussed another CDAR, which is due to mature September 25, 2008. A motion was made by Todd Zimmerman, seconded by Diane Kocienda to roll the CDAR for another 6 month term. The motion carried unanimously.

**V. Managers Report:** Al Freda read from Manager's Report dated August 28, 2008.

Al announced the Gemstone work has been completed. Al discussed 200 park restroom keys have already been delivered to the property.

Al also discussed 2009 budget preparation. He would like to have a meeting with the Treasurer and RPM's accounting department to start the 2009 budget.

Al is to get quotes on sealing the enclaves for phase 2 of the paving project.

The July financial statement has been reviewed. A motion was made by Todd Zimmerman, seconded by Mike Morganti to approve the financial as written. The motion carried unanimously. The Board discussed.

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

**Soil Settlement (2417 Winsloe)** – Jay Demyan Discussed he has spoken with the owners of 2417 Winsloe who states that this issue is fine for now, and nothing needs to be done.

**Legal Update** – Jay Demyan discussed the ongoing issue with the house that installed pavers all the way to the street, along with the sidewalk that was installed. The owners were sent a demand letter from Anne Malley, which they have not responded to. The Association is moving forward.

**Legal Update** – Jay Demyan discussed the ongoing issue with the house that has rocks on the property line. Anne Malley suggests the Board leave this issue alone. A motion was made by Mike Morganti,

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### Resource Property Management

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seconded by Todd Zimmerman to rescind the fine against this Homeowner on advice from council. Diane Kocienda opposed. The motion carried.

**Upcoming Meetings** – Jay Demyan discussed the Agenda's for the upcoming meetings for the remainder of the year. He also announced a tentative date of November 20, 2008 for the budget to be mailed to all Homeowners.

**2009 Budget** – Jay Demyan discussed lot 448 has a late fee of \$25.00. They have not received any others since or prior to this late fee. Jay Demyan suggests dismissing this charge and sending the owners a letter. A motion was made by Bill Humphrey, seconded by Mike Morganti to dismiss the late fee. The motion carried unanimously.

Jay Demyan also discussed all delinquent accounts will receive a letter stating they have 30 days to pay in full or write to the Board requesting a payment plan. Jay Demyan announced the Association currently has \$2,800.00 in outstanding fines. Al Freda discussed adding a "bad debt" line item to the 2009 budget. The Board discussed.

**Webmaster** – Jay Demyan announced Wayne, the Webmaster for Fox Wood at Trinity's website, has retired from the position. Rob Higgins has volunteered to take over and help make the Association website more user friendly.

**Safety & Security** – Ron Breton suggests using another off-duty officer to patrol the community once a month to keep the presence in the neighborhood. The Board discussed. A motion was made by Ron Breton, seconded by Mike Morganti to try using the off-duty officer in September for an 8-hour shift with a total cost of \$248.00. Bill Humphrey opposed. The motion carried.

Ron Breton also discussed continuing to use the off-duty officer on holidays, such as Halloween. A motion was made by Ron Breton, seconded by Mike Morganti to have the off-duty officer on Halloween night for an 8 hour shift with a total cost of \$248.00. The motion carried unanimously.

The Board suggests sending letters to any violators if name and address can be obtained from the officer.

**Christmas Decorations** – Diane Kocienda announced she is meeting with the company who handles the Associations Christmas decorations on Tuesday. She asks that the Board e-mail her with any suggestions for lights this year.

## **VII. Committee Report from the DREC:**

Linda Aubrey reported for the DREC Committee. The July DREC Meeting was held August 5, 2008 and the committee recommends the following:

- 1) **1644 Crossvine Ct** – Parking violation. The owner appeared at the hearing and discussed. DREC recommends no further action.
- 2) **10505 Peppergrass Ct** – Parking violation. DREC recommendation is to fine \$100 immediate upon receipt of letter from RPM, and if the issue is not corrected to receive an additional \$100 fine every 15 days until the issue is corrected. A motion was made by Bill Humphrey, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.
- 3) **9920 Balsaridge Ct** – Parking violation. DREC recommendation is no fine for the past parking violations, however to issue a \$100 immediate fine for any ongoing parking violation in the future

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until the maximum of \$1,000 is reached. A motion was made by Bill Humphrey, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

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

There being no further business, a motion was made by Bill Humphrey, seconded by Diane Kocienda to adjourn the meeting. The motion carried and the meeting adjourned at 7:45 P.M.

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