

Meeting Minutes for Fox Wood at Trinity Condominium Association, Inc.

Name Board
Meeting Date 08/27/2009
Location Fox Hollow Country Club
Attendees Directors present: Michael Morganti, David Jones, Ron Breton, Ron Jackson and Jay Demyan. Diane Kocienda was absent. A quorum was established. Alberto Freda and Linda Aubrey from Resource Property Management were also present.
Called To Order 6:40 pm
Roll Call
Minutes Approval A motion was made by Mike Morganti and seconded by Ron Breton to approve the June 25, 2009 meeting minutes. The motion carried unanimously.
Homeowner Input There were no questions or comments from homeowners, as none were present.
Treasurer's Report The June and July financial statements have been reviewed. A motion was made by David Jones and seconded by Michael Morganti to approve the June financial statement as written. The motion carried unanimously. A motion was made by David Jones and seconded by Michael Morganti to approve the July financial statement as written. The motion carried unanimously.
David Jones also announced that there were two CDARs coming due - one in August and one in September. A motion was made by David Jones and seconded by Michael Morganti to speak with Erica from Resource Property Management to re-invest these CDARs at the best possible rate.

Committee Reports

SECURITY

A motion was made by Ron Breton and seconded by Mike Morganti to approve Sheriff Department holiday patrol on October 30, 2009 and October 31, 2009 (eight hours each day). The cost would be \$248.00 per night for \$496.00 total for the two day patrol. The motion carried unanimously.

A motion was made by Ron Breton and seconded by Mike Morganti to approve Sheriff Department holiday patrol on New Year's Eve in the amount of \$248.00 (eight hours). The motion carried unanimously.

Roads

Discussion regarding the upcoming rejuvenation project took place. Zephyr completed all repairs before the project will start.

After advisement from Anne Malley, there were also repairs made by Gemstone to a home on Winsloe in which their driveway is part of the sewer. A motion was made by Mike Morganti, seconded by Ron Breton to approve the ART contract in the amount of \$38,000 for the rejuvenation project. The funds will be taken from the reserves. The motion carried unanimously.

The project will start Monday September 28, 2009 and go thru October 1, 2009. There will be no garbage pick up and no mail delivery during that time. A resident meeting is set for September 22, 2009 at the Fox Hollow Golf Club to explain projects and answer any questions. Resource Property Management to mail meeting notice to all residents.

A motion was made by Mike Morganti, seconded by Ron Breton to hire three CIS guards to monitor traffic during this project - price power regarding the guards will be left to the president, Jay Demyan. The motion carried unanimously.

Christmas Decorations

Resource Property Management contacted Baywind Holiday Lighting for quote on designing this year's Christmas decorations. This company does have access to bucket trucks. Quote to follow.

Diane Kocienda asked for new bids as the cost of the materials and installation has gone up over the last year. Resource Property Management to research additional companies.

Gates

David Jones reported that residents told him that a large amount of cars are using the back gates to take children to and from school.

Manager's Report was given by Alberto Freda. Report on file.

Manager's Report

Manager's Report Attachment [Fox mgr 8.24.09.doc](#)

New Business

Mid-Year Financial Review/Preliminary Budget Discussion

Alberto Freda looked at the budget figures for the past seven months. Receivables have gone up over the last year and the association is still managing two months worth of operating costs in cash. All line items are at budget except irrigation. And the reserves are good. Not all vendor rates are in yet. Basically, the budget is in good condition but need to watch receivables in the coming year. By next meeting, budget will be given to the Board.

DREC

A motion was made by Ron Breton and seconded by Mike Morganti to place the fine that was in abeyance on Lot 585 10407 Tecoma back on the resident account. The motion carried unanimously.

Linda Aubrey reported for the DREC Committee. The July meeting was held on July 8, 2009 and the committee recommendations are the following:

- 1) 1544 Daylily Drive Lot 57 - DREC recommends a \$100 immediate fine and an additional fine of \$100 in 30 days if the problem is not corrected with an additional fine of \$100 every fifteen days until the problem is corrected or the maximum fine of \$1,000 is reached.
- 2) 1924 Winsloe Lot 252 - DREC recommends a \$100 immediate fine and an additional fine of \$100 in 30 days if the problem is not corrected with an additional fine of \$100 every fifteen days until the problem is corrected or the maximum fine of \$1,000 is reached.
- 3) 1919 Winsloe Lot 273 - DREC recommends a \$100 immediate fine and an additional fine of \$100 in 30 days if the problem is not corrected with an additional fine of \$100 every fifteen days until the problem is corrected or the maximum fine of \$1,000 is reached.

A motion was made by Mike Morganti, seconded by Ron Breton to accept fining on three residents as recommended by DREC. The motion carried unanimously.

The August DREC Meeting was held on August 5, 2009 and the committee recommends the following:

- 1) 1620 Crossvine Lot 152 - DREC recommends \$100 immediate fine and an additional fine of \$100 in 30 days if the problem is not corrected with an additional fine of \$100 every fifteen days until the problem is corrected or the maximum fine of \$1,000 is reached.
- 2) 2146 Gold Dust Lot 511 - DREC recommends \$100 immediate fine and an additional fine of \$100 in 30 days if the problem is not corrected with an additional



fine of \$100 every fifteen days until the problem is corrected or the maximum fine of \$1,000 is reached.

3) 1808 Broadleaf Lot 89 - DREC recommends \$100 immediate fine. And an additional \$100 fine for each future occurrence that is reported by CIS Security Service until the problem stops for a period of one year or the maximum fine of \$1,000 is reached.

A motion was made by Mike Morganti, seconded by Ron Breton to accept fining on three residents as recommended by DREC. The motion carried unanimously.

A motion was made by Mike Morganti, seconded by Ron Breton to rescind the \$100 fine on Lot 35 1632 Bayfield Ct. The motion carried unanimously.

A motion was made by Mike Morganti, seconded by Ron Breton to request that Anne Malley go forward with demand letter for full payment of the \$1,000 fine on the following residents:

- 1) 10516 Peppergrass Ct Lot 664
- 2) 10315 Tecoma Drive Lot 594
- 3) 1602 Crossvine Ct Lot 156
- 4) 1544 Daylily Drive Lot 57

The motion carried unanimously.

Linda Aubrey to contact Anne Malley for further clarification regarding the cleaning of sidewalks before any violations letters are mailed.

Next Meeting Date
Time Adjourned

09/24/2009
8:19 pm

Respectfully submitted on behalf of the Board of Fox Wood at Trinity Condominium Association, Inc.