

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
February 26, 2009

I. Roll Call: The meeting was called to order at 6:35 P.M. by President Jay Demyan. Directors present: Mike Morganti, David Jones, Ron Breton, Ron Jackson and Jay Demyan. Diane Kocienda and Todd Zimmerman were absent. 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 February 24, 2009.

III. Approval of Previous Minutes: A motion was made by David Jones, seconded by Mike Morganti to rescind the motion of 14 liens from the January Meeting and approve the Minutes from the January 22, 2009 Board Meeting with as corrected. The motion carried unanimously.

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

A motion was made by Mike Morganti, seconded by Ron Jackson to approve the Zephyr proposal for \$3,900 for the Tamarind asphalt repairs and will be paid from the reserves. The motion carried unanimously.

A motion was made by Mike Morganti, seconded by Ron Breton to spend \$100 to use the Fox Hollow Country Club for a town Hall Meeting in March. The motion carried unanimously.

A motion was made by Mike Morganti, seconded by Ron Breton to allocate \$1,000 for legal fees related to the planned apartment development. The motion carried unanimously.

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

David Jones also announced that a CDAR will mature March 26, 2009. A motion was made by David Jones, seconded by Ron Breton to roll over the CDAR for 6 months at the best available interest rate. The motion carried unanimously.

Jay Demyan announced Valley Crest and the State of Florida are to split the cost to update and renovate the landscaping at the park near Latelia

10407 Tecoma – Jay Demyan announced the Realtor/POA is still trying to sell the home. In the meantime, he is maintaining the home and has asked the Board for help with the fines. A motion was made by Mike Morganti, seconded by Ron Jackson to put fines in abeyance as long as it is maintained in accordance with the HOA Documents. The motion carried unanimously.

V. Managers Report: Al Freda read from Manager's Report dated February 26, 2009. Al announced Zephyr has completed most of the asphalt-patching project.

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VI. New Business:

Update on Apartment Complex – Jay Demyan discussed the apartment complex that is being built on Duck Slough. Jay went to the county meeting today regarding this project. If this apartment complex is built, it may have a negative effect to the traffic in Fox Wood. Anne Malley is reviewing this issue. The Board discussed further.

VII. Committee Report from the DREC: Mark McGovern reported for the DREC Committee. The February DREC Meeting was held February 3, 2009 and the committee recommends the following:

- 1) 10735 Eveningwood Ct – 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.
- 2) 1710 Winsloe – 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.
- 3) 1602 Crossvine Ct – 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.
- 4) 1912 Cardamon Dr – 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.
- 5) 10643 Gooseberry Ct – 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.
- 6) 1544 Daylily – 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 Mike Morganti, seconded by Ron Jackson to accept the recommendations from the DREC. The motion carried unanimously.

VIII. Homeowner Questions & Input:

There being no further business, a motion was made by Mike Morganti, seconded by Ron Breton to adjourn the meeting. The motion carried and the meeting adjourned at 7:45 P.M.
ed at 7:30 P.M.