

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
January 22, 2009

I. Roll Call: The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, Ron Breton, Ron Jackson and Jay Demyan. A quorum was established. Alberto Freda, Linda Aubrey and Lanina Mohamed from Resource Property Management were also present. David Jones joined the Meeting at 6:35 P.M.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on January 20, 2009.

III. Approval of Previous Minutes: A motion was made by Mike Morganti, seconded by Diane Kocienda to approve the Meeting Minutes from the November 2008 Board Meeting. The motion carried unanimously.

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

Safety & Security – Ron Breton discussed the data received from the speed detector on Tamarind. The data determined 5% of the people were going 40 mph only 240 feet past the stop sign. Approximately 3000 cars were tracked per day.

V. Managers Report: Al Freda presented his Manager's Report dated January 22, 2009. Al discussed the bid from ART in the amount of \$16,672.00 for the asphalt rejuvenation project on Norwood, Park Place and Tamarind. Jay Demyan announced CIS would help direct traffic throughout this project once again. He also suggests closing the front gates and only allowing the school buses to gain access from the front entrance during this project. A motion was made by Mike Morganti, seconded by Diane Kocienda to allocate up to \$20,000.00 for the asphalt rejuvenation project. The motion carried unanimously.

Rob and Pete from CIS were present and discussed that they will be on-board for the paving project. Rob announced there are no major problems in the community at this time.

A motion was made by Jay Demyan, seconded by Diane Kocienda to approve the bid from Thomas Osborn to file the 2008 tax return and prepare the Year End Review. The motion carried unanimously.

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

The December Financial Statement has also been reviewed. A motion was made by David Jones, seconded by Diane Kocienda, to approve the financial as written. The motion carried unanimously.

VI. New Business:

Legal Update – Diane Kocienda discussed the remediation with Mr. Miller held earlier in the day. Mr. Miller continues to refuse to remove the pavers. A solution has been determined and agreed upon by both attorneys that would allow Mr. Miller to keep his pavers until he sells his house. The Association will get 2 estimates for the removal of the paved sidewalk and driveway and replace the pavers with concrete. Mr. Miller will also get two estimates, for a total of four estimates. Funds will be put into an escrow account for this job to be completed when the home is sold. Mr. Miller has also agreed to put in a French drain to minimize water runoff damage.

Resource Property Management

28100 US Hwy 19 North, Suite 305 Clearwater, FL 33761
Telephone: 727-796-5900, Fax: 727-796-5011

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Linda Aubrey announced fines have been paid on 3 properties, totaling \$1,800.00.

Linda Aubrey discussed that the SWFMD water restriction was lifted December 18th. Any fines sent out between October 30th & December 18th should be rescinded. A motion was made by Mike Morganti, seconded by Diane Kocienda to rescind the following fines: 10653 Gooseberry, 1849 Lusterleaf and 1652 Crossvine. The motion carried unanimously.

Linda Aubrey also discussed the following homes which fines cannot be placed due to the SWFMD restriction: 10315 Tecoma, 10528 Eveningwood, 1845 Lusterleaf and 1726 Winsloe. These homes need to be given 30 days before the Association can issue a fine.

Linda Aubrey also discussed the following fines:

- 1) 1913 Tilden – Now in compliance. Suggests rescinding fine.
- 2) 1823 Latelia – New owner, now in compliance – fines cannot be collected from previous owner. Suggests rescinding fine.

A motion was made by Mike Morganti, seconded by Diane Kocienda to rescind the fines on the above referenced homes. The motion carried unanimously.

VII. Homeowner Questions & Input: A Homeowner questioned people parking on the curve of a street, and how it has almost caused accidents. Jay Demyan announced parking information was sent out in a newsletter previously. There is a rule, which prohibits parking on the street after midnight. The Board cannot enforce daytime parking.

Chase DeHart, a resident of Fox Wood and a student of J.W Mitchell High School announced he is working on his Senior Project. Chase asked the Board for permission to go door to door in Fox Wood to speak to the Owners about recycling. A motion was made by Mike Morganti, seconded by Diane Kocienda to allow Chase to speak to the residents of Fox Wood regarding recycling. The Board will provide him with a permission letter to show the owners as he goes door to door. He will start walking the community next Saturday and will continue each Saturday for the next six weeks.

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

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