

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
July 24, 2008

I. Roll Call: The meeting was called to order at 6:34 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, Ron Breton, Bill Humphrey and Jay Demyan. David Jones 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 July 22, 2008.

III. Approval of Previous Minutes: A motion was made by Diane Kocienda, seconded by Bill Humphrey to approve the Meeting Minutes from the June 26, 2008 Board Meeting. The motion carried unanimously.

IV. Status Reports: The Status Reports were previously distributed to all Board members. There was no further discussion.

V. Managers Report: Al Freda read from Manager's Report dated July 24, 2008. Al announced Zephyr provided a proposal for the remaining stripes for \$1,325.00. A motion was made by Ron Breton, seconded by Diane Kocienda to approve the Zephyr proposal to complete the remaining striping. The motion carried unanimously.

The June Financial Statement has been reviewed. A motion was made by Diane Kocienda, seconded by Ron Breton to approve the Financial as written. The motion carried unanimously.

VI. New Business:

Front Gate - Jay Demyan discussed the front gate was struck again by another car. He suggests installing plastic poles/lane dividers at the gate entrance to help slow the traffic between lanes. There was general discussion. A motion was made by Mike Morganti and seconded by Ron Breton to approve up to \$2000.00 for installation of lane dividers. The motion carried unanimously.

Soil Settlement (2417 Winsloe) - There was general discussion on the sinkhole in front of the Hayes home. A motion was made by Mike Morganti, seconded by Bill Humphrey to spend up to \$2,000.00 to have the sidewalk checked. The motion carried unanimously.

Yard Maintenance – Jay Demyan discussed 4 properties in foreclosure which need their grass cut. A motion was made by Mike Morganti, seconded by Diane Kocienda to approve ValleyCrest to cut the lawns. The motion carried unanimously.

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Mike Morganti discussed a large oak tree that needs attention. Also, he discussed another large tree at Cameron's Point that has an ant problem and needs to be replaced. He has received bids from ValleyCrest on both of these issues.

Unapproved ACC Request - Diane Kocienda discussed 10453 Peppergrass requested approval to install brick pavers on the lanai and driveway. This request was approved. However, the pavers were installed all the way to the street, and also a sidewalk was installed along the side of the home, which was not approved. The owner stated he would be unable to comply. The Board discussed. A motion was made by Diane Kocienda, seconded by Mike Morganti to send 10453 Peppergrass to the attorney to go forward with arbitration. The motion carried unanimously.

VII. Committee Report from the DREC:

Gary reported for the DREC Committee. The July DREC Meeting was held July 8, 2008 and the committee recommends the following:

1930 Alecost – Dog roaming loose violation. DREC recommendation is to fine the homeowner \$100 immediately if issue continues. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

1801 Broadleaf Ct - Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

1652 Crossvine Ct – Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

10643 Eveningwood Ct - Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

10532 Gooseberry Ct – Grass violation. DREC recommends no action be taken at this time.

2019 Larissa Ct – Grass violation. DREC recommends no action be taken at this time.

1823 Latelia - Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

Resource Property Management

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1851 Lusterleaf - Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

1849 Lusterleaf - Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

10516 Peppergrass Ct - Grass 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 every 15 days until the issue is corrected. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

1752 Winsloe – Grass 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 every 15 days until the issue is corrected; however there is a new homeowner. A motion was made by Ron Breton, seconded by Mike Morganti to waive the fining and send the new homeowner a reminder letter. The motion carried unanimously.

10330 Tecoma – Garbage can violation. DREC recommendation is to send a letter stating no fine will be issued at this time. However, a \$100 immediate fine will be issued on the next occurrence. A motion was made by Ron Breton, seconded by Mike Morganti to accept the committee's recommendation. The motion carried unanimously.

There was general discussion on satellite dishes and basketball hoops. Diane Kocienda suggests defining prior approval rule in the Rules & Regulations. The Board will discuss further with Attorney Anne Malley.

Linda Aubrey discussed 1952 Larkspur's unapproved basketball hoop & satellite dish violation. A motion was made by Mike Morganti, seconded by Ron Breton to rescind the fine, as this was approved prior to the June 26, 2008 meeting. The motion carried unanimously.

Linda Aubrey also discussed 1822 Arturus. A motion was made by Mike Morganti, seconded by Ron Breton to rescind the fine, as the problem was corrected before 30 days. 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 Mike Morganti, seconded by Ron Breton to adjourn the meeting. The motion carried and the meeting adjourned at 7:55 PM.