

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
June 25, 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 and Jay Demyan. Diane Kocienda joined the meeting at 6:40 PM. Ron Jackson was 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 June 23, 2009.

III. Approval of Previous Minutes: Jay Demyan announced an addition to the May 28, 2009 meeting minutes. The following addresses need to be added to the list of lawn mowings: 10333 Tecoma, 10643 Gooseberry, 10613 North Ridge, 10728 Firebrick and 1602 Crossvine. A motion was made by Mike Morganti and seconded by Ron Breton to approve the May 28, 2009 Board meeting minutes as amended. The motion carried unanimously.

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

The May financial statement has been reviewed. A motion was made by David Jones and seconded by Diane Kocienda to approve the financial statement as written. The motion carried unanimously. David Jones also announced that there are two CDARs due to mature in August.

V. Management Report: Al Freda presented his Management Report, dated June 25, 2009. Al reported that he had received a bid from Gemstone for concrete repairs. A motion was made by Mike Morganti and seconded by Ron Breton to approve the Gemstone proposal for concrete repairs. The motion carried unanimously.

Al also reported that he had received a proposal from Gatlin Security to install three cameras at the front of the park. A motion was made by Mike Morganti and seconded by Diane Kocienda to approve Gatlin Security's proposal for the installation of the three additional cameras. The motion carried unanimously.

There was some discussion about the Gemstone proposals for adding a decorative topping system to the concrete. This issue will be further discussed at another Board meeting.

VI. New Business:

Community Newsletter – The Board reviewed and discussed the community newsletter, which will be mailed out to all homeowners next week.

2008 Financial Review – A motion was made by David Jones and seconded by Mike Morganti to accept the 2008 Financial Review. The motion carried unanimously.

July 3rd/4th Off Duty Program – Ron Breton announced that an off-duty officer would be on property July 3rd and 4th from 6pm to 2am.

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New Business (Cont.):

Resident Discussion – There was a discussion about some homeowners that were able to refinance and move back into their home. The husband is ill and has asked the Association for help on their maintenance fees. Jay Demyan suggested waiving the \$25 late fee, plus interest. A motion was made by Mike Morganti and seconded by David Jones to approve the waiving of the late fee and all interest on their quarterly payment. The motion carried unanimously.

Liens – Jay Demyan reported on the following twelve homes, all of which are over 90 days delinquent: Lot #'s 154, 222, 245, 358, 377, 565, 623, 633, 673, 722, 769 and 887. A motion was made by Mike Morganti and seconded by David Jones to send these twelve homeowners' accounts to the Association attorney for lien. The motion carried unanimously.

VII. Committee Report from the DREC: Linda Aubrey reported for the DREC Committee. The June DREC Meeting was held on June 3, 2009 and the committee recommends the following:

10633 Eveningwood – DREC recommends a \$100 immediate fine for both violations and an additional fine of \$100 for each violation in 30 days if the property is not brought into compliance, as well as an additional fine of \$100 for every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.

1632 Bayfield – DREC recommends a \$100 immediate fine and an additional fine of \$100 in 30 days if the property is not brought into compliance, as well as an additional fine of \$100 for every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.

10735 Eveningwood – No action recommended by the DREC. New sod has been installed.

1707 Winsloe – DREC recommends a \$100 immediate fine and an additional fine of \$100 in 30 days if the property is not brought into compliance, as well as an additional fine of \$100 for every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.

1845 Lusterleaf – No action recommended by the DREC. Palms have been trimmed.

A motion was made by Mike Morganti and seconded by Diane Kocienda to accept the recommendations from the DREC. The motion carried unanimously.

There was some discussion about Lot 522, which now has new owners. A motion was made by Mike Morganti and seconded by David Jones to remove the \$100 fine. The motion carried unanimously.

VIII. Homeowner Questions & Input: There were no questions or comments from the homeowners.

There being no further business, a motion was made by Mike Morganti and seconded by David Jones to adjourn the meeting. The motion carried and the meeting adjourned at 8:30 P.M.

Resource Property Management

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