

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity Outpatient Center  
2102 Trinity Oaks Blvd.  
Trinity, Florida 34655  
June 26, 2008

**I. Roll Call:** The meeting was called to order at 6:31 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, Bill Humphrey, David Jones and Jay Demyan. Ron Breton and Todd Zimmerman were absent. A quorum was established. Alberto Freda and Linda Aubrey from Resource Property Management and Anne Malley from Golson Law Firm were also present.

**II. Affidavit of Notice:** Meeting notice was posted at both entrances and exits on June 24, 2008.

**III. Approval of Previous Minutes:** A motion was made by David Jones and seconded by Mike Morganti to approve the Meeting Minutes from the May 22, 2008 Board meeting. The motion carried unanimously.

### **IV. Status Reports:**

**Finance Committee – Motion** was made by Diane Kocienda and seconded by Bill Humphrey to approve the Auditors Report by Thomas Osborne, CPA.

Bill Humphrey discussed how high the delinquencies were and asked how they were being monitored. Alberto Freda stated they were being monitored by accounting department and transmitted to Anne Malley for further legal action, if necessary.

Discussion ensued with Anne Malley and Board regarding collection of receivables and fine procedure with the new proposed legislation. The address now being used on liens for the Association has been Golson Law Firm. It will be changed to Resource Property Management Clearwater Office address.

**Grounds Committee** – Mike Morganti discussed that potholes and hinges on the gates have been repaired. The concrete repairs are still to be done. Discussion ensued regarding the new “no fishing/no swimming” signs.

**Modification Committee** – Diane Kocienda stated there were two Architectural Requests submitted. One paint request had been denied and now was re-submitted and a request to have stones and flowers planted around the base of a mailbox was denied.

**Safety Committee** – Jay Demyan spoke for Ron Breton. An incident occurred where unknown person put graffiti on benches in the front park. This incident was caught on tape. Sheriff arrested the youngster for criminal mischief.

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### 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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## V Committee Report from the DREC:

Mark McGovern reported for the DREC Committee. The June DREC Meeting was held on June 3, 2008 and the committee recommends the following:

**9842 Balsaridge Ct** – grass, weeds, bushes, palms violation: The homeowner listed on the hearing notice is no longer the homeowner. The new owner is Shawn Foster. DREC recommends sending violation letter to new homeowner. The motion to accept the committee's recommendation was made by Mike Morganti and seconded by Bill Humphrey. The motion carried unanimously.

**2142 Flameflower Ct** – unapproved storage shed violation: DREC recommendation is to fine the homeowner \$100 immediately upon receipt of letter from RPM, and if issue is not corrected to receive an additional \$100 fine every 15 days until the issue is corrected. Motion made by Mike Morganti and seconded by Bill Humphrey. Motion carried unanimously.

**10722 Firebrick Ct** - grass violation: Homeowner attended meeting. Lawn issues are being resolved. Homeowner given until July 1<sup>st</sup> to correct the lawn issues.

If problems still exist after July 1<sup>st</sup>, DREC recommendation is to fine the homeowner \$100 immediately upon receipt of letter from RPM, and if issue is not corrected to receive an additional \$100 fine every 15 days until the issue is corrected. Motion made by Mike Morganti and seconded by Bill Humphrey. Motion carried unanimously.

**1952 Larkspur Ct** – unapproved BB Hoop and Satellite Dish violation: DREC recommendation is to fine the homeowner \$100 immediately upon receipt of letter from RPM, and if issue is not corrected to receive an additional \$100 fine every 15 days until the issue is corrected.

Diane Kocienda mentioned that ARC approved the BB Hoop on June 4<sup>th</sup> before the DREC met however the Satellite Dish violation still exists.

Motion made by Mike Morganti and seconded by Bill Humphrey to place the \$100 immediate fine upon receipt of letter from RPM and the homeowner will receive additional fines until they are in compliance. Motion carried unanimously.

**1946 Larkspur Ct** – unapproved BB Hoop and Satellite Dish violation: DREC recommendation is to fine the homeowner \$100 immediately upon receipt of letter from RPM, and if issue is not corrected to receive an additional fine every 15 days until the issue is corrected.

Diane Kocienda mentioned ARC approved BB Hoop on June 2<sup>nd</sup> and as of June 26, 2008 no Satellite dish on house. Bill Humphrey made motion that due to compliance they will reject DREC recommendation. Mike Morganti seconded and carried unanimously.

**10420 Tecoma Drive** – fence must be landscaped so it is not visible from the street violation: DREC recommendation is that issue has been resolved, no action recommended. The motion to accept committee's recommendation was made by Mike Morganti and seconded by Bill Humphrey. The motion carried unanimously.

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**1915 Terralyn Lane** – unapproved BB Hoop + installed in ground and unapproved flagpole violation:

DREC recommendation is to fine the homeowner \$100 immediately upon receipt of letter from RPM, and if issue is not corrected to receive an additional \$100 fine every 15 days until the issue is corrected.

Discussion ensued with BOD and Ann Malley regarding new legislation and flagpoles. Decision was made that no further violation letters would be sent regarding flagpoles unless they obscured other residents view in neighborhood.

Motion was made by Mike Morganti and seconded by Diane Kocienda to accept DREC recommendation so far as unapproved BB Hoop and disregard fines for flagpole. Motion passes unanimously.

**10724 Northridge Ct** – resident not complying with ARC approval letter regarding rocks in yard violation:

While not officially called to hearing based on homeowner response the DREC will recommend in July to fine the homeowner \$100 immediately upon receipt of letter from RPM, and if issue is not corrected to receive an additional \$100 fine every 15 days until the issue is corrected.

Discussion ensued with BOD and Ann Malley. Motion was made by Diane Kocienda, seconded by Mike Morganti and carried unanimously to reject DREC recommendations and to have Ann Malley go forward with legal proceedings regarding this resident.

## **Recommendations left from April DREC Hearing**

**1809 Roseroot Ct** - lawn weeds violation: DREC recommendation \$100 fine immediately upon receipt of letter from RPM. Homeowner then has 30 days to correct all problems indicated on hearing notice. Homeowner will be fined an additional \$100 every fifteen days thereafter until the property is brought into compliance or the maximum fine of \$1000 is reached. Motion was made by Mike Morganti, seconded by Bill Humphrey to accept DREC recommendations. Motion carried unanimously.

**2021 Gold Dust Ct** – shrubs, grass and weeds violation: DREC recommendation \$100 fine immediately upon receipt of letter from RPM. Homeowner then has 30 days to correct all problems indicated on hearing notice. Homeowner will be find, an additional \$100 every fifteen days thereafter until the property is brought into compliance or the maximum fine of \$1,000 is reached. Motion was made by Mike Morganti, seconded by Bill Humphrey to accept DREC recommendations. Motion carried unanimously.

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**VI Managers Report:** Al Freda read from the Manager's Report dated June 26, 2008. He responded to some general ledger questions that were asked of him. Bill Humphrey asked about the misc. receivables in the amount of \$18,341.00. Al Freda will follow up and obtain information.

**VII New Business:** Mike Morganti spoke regarding allocating \$2,000 to install pavers around the guard shacks and corner of Twinberry and Tamarind where people run over the grass. Motion by Mike Morganti and Seconded by Bill Humphrey and passes unanimously for installation of pavers in the amount of \$2,000.00

Discussion ensued between Anne Malley and BOD regarding the past motion to allow Tamarind Park Pavilion to be used for a fundraiser by Mitchell High School Winter Guard. Anne recommended that Association should not permit this type of activity. Al Freda concurred. Motion was made by Mike Morganti and seconded by Diane Kocienda to rescind the past motion made at May 22, 2008 BOD meeting permitting this activity. Motion carried unanimously.

Discussion ensued between Anne Malley and BOD regarding "Ice Cream Man" in Fox Wood community. Anne stated that in her opinion and others in her office that this type of activity falls outside the definition of solicitation. This would merely be enticement.

Discussion ensued between Anne Malley and BOD regarding golf carts. Golf carts are only prohibited in the rules and regulations. Board decision can change rules regarding permitting golf carts to be used in the Fox Wood community and then the Master must bless it. This should be sufficient. Jay will speak with Ron Breton (Safety and Security) to recommend an action before the Board regarding golf carts.

Dennis Wilson from Cameron's Point spoke before the Board. He discussed several subjects with the Board regarding golf carts, scooters and possible permission of fishing in community lakes. Anne Malley mentioned the liability issues involved with permitting residents to fish in lakes. Resident also discussed the current Fox Wood web page.

Wendy Dong from Fox Wood spoke before the Board regarding having one trash/recycling company only in the Fox Wood community.

There being no further business, a motion was made by Bill Humphrey and seconded by Mike Morganti to adjourn the meeting. The motion carried and the meeting adjourned at 8:40 PM.

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