

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

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

I. Roll Call: The meeting was called to order at 6:33 P.M. by President Jay Demyan. Directors present: Mike Morganti, David Jones, Diane Kocienda, Ron Breton, Ron Jackson and Jay Demyan. Todd Zimmerman 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 March 24, 2009.

III. Approval of Previous Minutes: A motion was made by Mike Morganti, seconded by David Jones to approve the Meeting Minutes from the February 26, 2009 Board Meeting as written. The motion carried unanimously.

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

Safety Committee – Ron Breton announced he has ordered replacement traffic cones, which were damaged by Valley Crest mowers.

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

Jay Demyan announced the association's website is almost completed with updates.

Diane Kocienda announced there is another issue with a home that put in a paver driveway without approval, all the way to the street. General discussion was held. The Homeowner will be sent a violation letter and be asked to go through the DRC application process. The Board also discussed the ongoing issue with Mr. Miller and his paver driveway.

V. Managers Report: Al Freda read from Manager's Report dated March 26, 2009. A motion was made by Mike Morganti, seconded by Diane Kocienda, to approve the \$5,200 proposal from McGee Electric for the lighting at Hank Power Park. The motion carried unanimously.

Jay Demyan discussed the estimated cost of approximately \$5,500.00 to re-do the landscaping and irrigation at Cameron's Point to be "Florida-Friendly". A motion was made by Mike Morganti, seconded by Ron Jackson, to approve this upgrade. The motion carried unanimously.

VI. New Business:

Fines – Jay Demyan discussed the outstanding fines and suggested that Anne Malley send out demand letters to those owners for payment. A motion was made by Mike Morganti, seconded by Diane Kocienda, to approve the demand letters. The motion carried unanimously.

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New Business (Cont.):

Update on Apartment Complex – Jay Demyan reported that he had attended a meeting with the Pasco DRC Committee, the County Engineer, Director of Safety, and the developer to discuss the apartment complex. Research had been done regarding the several issues Fox Wood has with the apartments being built. Duck Slough will be widened to 3 lanes with a right-turn lane into the complex. The Fox Wood residents and Board are still concerned with the safety of the children. The School Board states the sidewalk is in compliance and crosswalks will also be put in. The Pasco DRC approved everything the developer and engineer had applied for. There is nothing further the Association can do with this situation. The Board discussed this issue further in general.

VII. Homeowner Questions & Input: A Homeowner discussed her main concerns with the building of the new apartment complex are the safety of the children and the smell of the garbage. Another Homeowner suggests sending a letter to the Pasco DRC regarding these issues. She has volunteered to put a letter together for the parents of the community for the Board to send out to get more residents involved.

There being no further business, a motion was made by David Jones, seconded by Ron Breton to adjourn the meeting. The motion carried and the meeting adjourned at 7:55 P.M.

Resource Property Management

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