

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
May 28, 2009

I. Roll Call: The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Mike Morganti, Diane Kocienda, Ron Jackson and Jay Demyan. David Jones and Ron Breton 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 May 26, 2009.

III. Approval of Previous Minutes: A motion was made by Diane Kocienda, seconded by Mike Morganti to approve the Meeting Minutes from the April 23, 2009 Board Meeting. The motion carried unanimously.

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

The April Financial Statement has been reviewed. A motion was made by Ron Jackson, seconded by Mike Morganti, to approve the financial as written. The motion carried unanimously.

V. Managers Report: Al Freda read from Manager's Report dated May 28, 2009. Al reported that three bids had been received for the gate cameras. General discussion was held. A motion was made by Mike Morganti, seconded by Ron Jackson to approve the Gatlin proposal for gate cameras. The motion carried unanimously.

VI. Old Business:

Gate Closing & Cameras – Jay Demyan announced he has been in contact with the schools about the gate closing. The Board will establish a time when the gates would be open for the school buses. General discussion was held. A letter will be sent out to Homeowners regarding the gate closing. Also, the emergency PIN number will be changed and given to all emergency personnel. A motion was made by Diane Kocienda, seconded by Mike Morganti to close the Greenridge gate pending camera installation. The motion carried unanimously.

VII. New Business:

Meeting Location – Jay Demyan announced that, starting in August, the Association will no longer be able to hold their Board Meetings at the Outpatient Center. The Board Meetings will be moved to the Fox Hollow Country Club.

Lawn Mowing – Jay Demyan reported that the following lawns need to be addressed: 1602 Crossvine, 2238 Edelweiss, 10531 Gooseberry, 10643 Gooseberry, 1915 Terralyn, 2105 Flameflower, 2149 Flameflower, 10315 Tecoma, 10333, Tecoma, 1802 Roseroot, 10782 Firebrick and 10613 Northridge. A motion was made by Mike Morganti, seconded by Diane Kocienda to have these lawns mowed. The motion carried unanimously.

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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New Business (Cont.):

Diane Kocienda reported that new legislation regarding lawns may be enacted that would allow synthetic grass in Homeowners Associations. General discussion was held. The Board suggested doing further research. A motion was made by Ron Jackson, seconded by Mike Morganti to NOT allow synthetic grass until the law is passed. The motion carried unanimously.

VIII. Committee Report from the DREC: Mark McGovern reported for the DREC Committee. The April DREC Meeting was held May 6, 2009 and the committee recommends the following:

- 1) 2105 Flameflower Ct – 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 every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.
- 2) 10548 Peppergrass Ct – 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 every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.
- 3) 10539 Peppergrass Ct – DREC recommends a \$100 immediate fine for each violation 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 every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached for each violation.
- 4) 10344 Tecoma – 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 every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.
- 5) 1701 Crossvine – No action recommended by the DREC. The lawn was replaced after the hearing. The fine has been waived at this time; however, if this violation arises again there will be an immediate fine.
- 6) 10613 Northridge Ct – 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 every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.
- 7) 1730 Citron – 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 every 15 days thereafter until the property is brought into compliance or the maximum of \$1,000 is reached.

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

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VIII. Committee Report from the DREC (Cont.):

Linda Aubrey reported that the Board of Directors failed to make a motion regarding the Venner's fines at the last Board Meeting. A motion was made by Mike Morganti, seconded by Diane Kocienda to remove and waive the fines on the Venner's home. The motion carried unanimously.

Linda Aubrey reported regarding Denise Miller, a new owner in a short-sale home. She reported that the maximum fine of \$1,000 had been levied and that Attorney Malley had sent a second demand notice to both the old and new owners.

VIV. Homeowner Questions & Input: Jeff, a renter in the community announced he is currently under contract to purchase 10653 Gooseberry and should be closing the end of June. He asked the Board for 30 to 45 days to remedy the violations on the home. The Board agreed.

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 7:35 P.M.

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