

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity Outpatient Center  
2102 Trinity Oaks Blvd  
Trinity, Florida 34655  
November 25, 2008

**I. Roll Call:** The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, David Jones, Ron Breton, Jay Demyan, and Ron Jackson. Absent was Todd Zimmerman. A quorum was established. Alberto Freda and Linda Aubrey from Resource Property Management were also present.

**II. Affidavit of Notice:** Meeting notice was posted at both entrances and exits on November 23, 2008.

**III. Approval of Previous Minutes:** A change was requested that under **Election of Directors** in the fourth paragraph David Jones name be eliminated and Jay Demyan's name is added. All else correct. A motion was made by Mike Morganti, seconded by Diane Kocienda to approve the Meeting Minutes with that correction from the November 19, 2008 Organizational Meeting. The motion carried unanimously.

**IV. Rollover November and December CDARS:** A motion was made By David Jones, seconded by Diane Kocienda to roll over November and December CDARS with the 13 week rate of 2.25. The motion was carried unanimously.

**V. Pavilion Shed Proposal:** A motion was made by Mike Morganti, seconded by Diane Kocienda to approve \$2,500. from reserves to pay for needed repairs to front park pavilion shed. Maintenance Issue. The motion was carried unanimously. A motion was made by Mike Morganti, seconded by Diane Kocienda to approve \$500.00 for repairs to the Tamarind sign at Front Park. Monies to come out of reserves. The motion was carried unanimously. Al Freda from Resource Property Management to obtain quotes for screening atop pavilion or other system that would hide screen while allowing air flow.

**VI. New Business:** Jay Demyan discussed resident on Firebrick and her recent emails sent to him and Resource Property Management concerning questions she had regarding Fox Wood accounting figures and the inaccuracy of her quoted figures. Jay Demyan stated the importance of all Board Members knowing the situation and the inaccurate figures she was quoting so that if any residents contacted them they would be able to give correct information.

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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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A motion was made by David Jones, seconded by Mike Morganti to accept the October Financials. The motion carried unanimously.

There will be no Board Meeting in December. Board will reconvene in January. There will be no DREC Hearing in December.

Linda Aubrey from Resource Property Management to check with Pasco County regarding water restrictions.

**VII. DREC Recommendations:** DREC held their meeting on November 12, 2008. A quorum was established and the following recommendations were made:

The only homeowner to appear was Maureen Lobianco, 1701 Crossvine Ct Lot 173 Homeowner has engaged a pest control company and is re-sodding his yard. No action recommended by DREC.

## **October Hearings**

### **10528 Eveningwood Ct Lot 617 Mayur & Mahesawari Thaker**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

### **2149 Flameflower Ct Lot 810 Kang-Oh & Mi-Jeong Ryu Su**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine every 15 days from receipt of letter until the problem is corrected or the fine each the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

### **1845 Lusterleaf Pl Lot 238 Joleen Dubow & Judy Chissell**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

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## **10315 Tecoma Lot 594      Dimitria Grafanakis**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

## **November Hearing Letters**

### **1913 Tilden Lot 225      Thomas & Diane Stead**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

### **1919 Winsloe Lot 273      Darrell Triggs**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

### **1726 Winsloe Lot 212      JAT Photo LLC**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

### **2146 Gold Dust Ct Lot 511      David and Michelle Medvedeff**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously.*

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## **2025 Gold Dust Ct Lot 545 Pat George**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously*

## **2049 Larchwood Lot 360 James Thompson**

Letter to be sent to homeowner, DREC recommends an immediate \$100 fine. Then a \$100 fine if the problem is not corrected in 30 days of receipt of letter. If the problem continues past 30 days, a \$100 fine every 15 days until the problem is corrected or the fine reaches the maximum of \$1,000. *A motion was made by Mike Morganti, seconded by Diane Kocienda to accept DREC recommendation. The motion was carried unanimously*

**VIII. Adjournment:** There being no further business, a motion was made by David Jones, Seconded by Diane Kocienda to adjourn the meeting. Motion was carried and the meeting Adjourned at 7:20 P.M.

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