

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
April 24, 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, Bill Humphrey, David Jones, Ron Breton and Jay Demyan. Todd Zimmerman was absent. A quorum was established. Alberto Freda and Susan Hunt from Resource Property Management were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on April 22, 2008.

III. Approval of Previous Minutes: A motion was made by Diane Kocienda and seconded by Mike Morganti to approve the Meeting Minutes from the March 20, 2008 Board Meeting. The motion carried unanimously.

IV. Committee Report from the DREC: Due to a scheduling conflict, Gary Wilner reported for the DREC first. The April DREC Meeting was held on Tuesday, April 8th and the committee recommends the following:

2017 Cardamon Ct. – fence landscaping violation; the committee recommends this address be held over till the May hearing date.

10548 Peppergass Ct. – front yard & **2242 Edelweiss Loop** – lawn, plant beds and palms violation; the committee recommends an immediate fine of \$100.00 upon receipt of a letter from Resource Property Management with an additional fine of \$100.00 if the property is not brought into compliance within 30 days. The motion to accept the committee's recommendation was made by Mike Morganti and seconded by Diane Kocienda. The motion carried unanimously. A second motion was made on these properties by Diane Kocienda to accept the DREC's recommendation for an additional fine of \$100.00 every 15 days thereafter until a maximum fine of \$1,000.00 is reached. The motion was seconded by Bill Humphrey and carried unanimously.

9909 Balsaridge Ct. – parking violations; the committee recommends an immediate fine of \$100.00 and an additional fine of \$100.00 for each new reported parking violation. Diane Kocienda made the motion to accept the recommendation of the DREC. The motion was seconded by Ron Breton and carried unanimously.

An additional recommendation not on the committee's list but was discussed and added:

10751 Eveningwood Ct. – parking violation; the committee recommends that an immediate fine of \$100.00 be issued and an additional fine of \$100.00 for each parking violation, per occurrence up to the maximum allowable \$1,000.00 without further notice. Diane Kocienda made a motion to accept the DREC's recommendation. Mike Morganti seconded, and the motion carried unanimously.

V. Financial Report: David Jones made a motion to accept the February 2008 Financial Statement held over from the March 20, 2008 Board Meeting. The motion was seconded by Diane Kocienda and carried unanimously. David Jones also made a motion to accept the March 2008 Financial Statement. The motion was seconded by Diane Kocienda and carried unanimously. David Jones also recommended that the CDAR due to expire in May 2008 be rolled over to the best available rate for another 6 months. A motion was made by Diane Kocienda to accept the recommendation. The motion was seconded by Mike Morganti and 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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VI. Status Reports:

Modification Committee - Diane Kocienda provided her report in the committee update emailed to all Board members.

Grounds Committee – Mike Morganti reported for the committee. The Tamarind Guard Shack landscaping was discussed and Mr. Morganti made a motion to approve \$1,200.00 for the landscaping changes as proposed by Valley Crest based on the estimate of \$1,112.00 provided to the Board. The motion was seconded by Diane Kocienda and carried unanimously.

VII. Managers Report: Alberto Freda read from the Manager's Report dated April 24, 2008 provided to the Board.

VIII. New Business:

Jay Demyan reported an update on lot #696 - there is still an over due balance of \$297.00 after an agreement was made by the homeowner to pay back the past due balance on the maintenance fees.

Liens: Jay Demyan reported that 11 homes remain delinquent and the properties should be moved to lien. The lot numbers are as follows: #62, #233, #784, #680, #686, #767, #273, #301, #544, #551 and #604. A motion was made by Diane Kocienda to approve the move to lien for the first 10 lots. The motion was seconded by Ron Breton and carried unanimously. A separate motion was made by Diane Kocienda and seconded by David Jones to approve the 11th lot. The motion carried unanimously as well.

Well: Jay Demyan discussed an update for the well project.

Roads: Parking issues were discussed regarding the proposed possibility of alternate road-side parking over night verses approved temporary parking with prior notification to CIS or the Board of Directors.

Board Newsletter: Jay Demyan discussed the Board Newsletter and that the final changes being made. The newsletter is scheduled to be mailed from the Clearwater office of Resource Property Management the week of April 28th.

Violations: Linda Aubrey read from her report submitted to the Board of Directors. A motion was made by Mike Morganti to add the address **2238 Edelweiss Loop** to the monthly lawn cutting schedule by Evergreen Landscaping while awaiting the DREC's recommendation on further action by the Board. The motion was seconded by Diane Kocienda and carried unanimously.

There being no further business, a motion was made by Diane Kocienda and seconded by Mike Morganti to adjourn the meeting. The motion carried and the meeting adjourned at 7:38 PM.

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