

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
August 23, 2007

I. Roll Call: The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, John Aubrey, David Jones, Ron Breton and Jay Demyan. Directors absent: Sandra Haynes Thomas, Bill Humphrey, and Hank Power. Also sitting in on the meeting is Mark McGovern from the DREC and Todd Zimmerman as an observer. 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 8/21/07.

III. Approval of Previous Minutes: Minutes from Board of Directors meeting held on July 26, 2007, at 6:30 P.M. were approved on motion by John Aubrey, seconded by Ron Breton. The motion carried unanimously.

IV. Committee Follow-up Reports: Jay Demyan reported there were 19 new homeowners in the community in the last month and Gayle Edwards from the Welcoming Committee was to send out Welcome Packages. Mike Morganti and Jay Demyan have met with the U.S.P.S. regarding the move of mailboxes within the community and compliance with the Deed Restrictions in accordance with the style of the approved type of box. They have agreed to make the necessary corrections.

The Financial Report was reviewed and a motion was made by John Aubrey to accept the report as sent. Seconded by Mike Morganti; the motion carried unanimously.

Mr. Aubrey also made a motion to place the excess \$50,000.00 into a CDAR. The motion was seconded by Mike Morganti and carried unanimously.

The Delinquency / Prepaid Report was reviewed and the first of the new 45 day rule to the changes in the collection process. Also discussed were the changes in the new 720 law and how it pertains to foreclosures.

A motion was made by John Aubrey to drop the remaining fees in association with the initial fine of \$1,000.00 to show as "paid in full" as the Association was in receipt of an initial payment made by Mr. Klock, unit #220 of \$100.00. Mike Morganti seconded this motion and the motion carried unanimously.

V. Managers Report: Al Freda read from Managers Report dated July 26, 2007 and is attached to these minutes.

VI. Old Business:

Trinity College has confirmed they have a room booked in their Library for the November 29, 2007 Annual Meeting.

General Maintenance of the common areas throughout was discussed.
Motions made by John Aubrey include:

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A motion was made to accept the Spectrum bids as written. The motion was seconded by Mike Morganti and carried unanimously.

A motion to accept the proposal submitted by Zephyr Stripe & Seal for the striping of the roads as outlined. The motion was seconded by Diane Kocienda and carried unanimously.

A motion to accept the proposal to install a light on the sign at the Tamarind Park from T. Mickey McGee Electric was seconded by Mike Morganti. The motion carried unanimously.

A motion was made to accept the Omni proposal for \$1,260.00 for irrigation installation between the road and the sidewalk at the kiddie park was also seconded by Mike Morganti and carried unanimously.

A motion to accept the Valley Crest bids as written for:
Sod replacement at the Larissa Park, after the irrigation project is complete & the elevation and removal of deadwood from the oak trees was made by Jay Demyan and seconded by Mike Morganti. The motion carried unanimously.

VII. New Business: Jay Demyan proposed adding three (3) additional Doggie Poop Stations to the park areas. A motion was made by Diane Kocienda to accept the proposal and seconded by Ron Breton. The motion carried unanimously.

The DREC reported and proposed adding eight (8) new addresses to the fining process for violations regarding their yard maintenance. (see report) A motion was made by John Aubrey to accept the recommendation of the DREC and seconded by Mike Morganti. The motion passed unanimously.

There being no further business, a motion was made by Mr. Aubrey, seconded by Mr. Morganti and all were in favor to adjourn the meeting at 8:00 P.M.

Respectfully submitted on behalf of the Association Secretary,

Alberto Freda, Recording Secretary