

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## **BOARD OF DIRECTORS MEETING MINUTES**

FoxHollow Golf Club  
10050 Robert Trent Jones Parkway  
New Port Richey, Florida  
August 16, 2004

**I. Roll Call:** Directors present: Bill Humphrey, Jay Demyan, Greg Lipka, Dick Swartzman, Antony Francis, Annette Gabrelcik, Ronald Jackson and Jesus Rodriguez. A quorum was established. Also present DeeDee Rodriguez, representing Melrose Management Group and area homeowners. Hank Power was not in attendance. President Bill Humphrey called meeting to order 6:35 PM. The meeting opened with Bill Humphrey leading in the Pledge of Allegiance.

**II. Affidavit of Notice:** Meeting signs were posted at both entrances and exits on or before August 14, 2004.

**III. Approval of Previous Minutes:** Minutes from the Board of Directors meeting held on August 2, 2004 were unanimously approved via motion by Jay Demyan and Greg Lipka.

### **IV. Committee Reports:**

**Finance Committee:** Dick Swartzman began with a report from the Finance Committee stating that there was a meeting scheduled for this week with Melrose Management to propose a budget for 2005. He also stated that the Association did receive deficit funding from Adam Smith in the amount of \$121,711.00. Dick complimented Katherine Montgomery from Melrose Management on the outstanding job she is doing with all of the collection enforcement for Fox Wood.

**Deed Restriction Enforcement Committee:** Bob Neimeic gave a brief report for the Deed Restriction Enforcement Committee. They held their second meeting on 8/10/04. They have a new member Lydia Manfreda. Lucy Clark did a tremendous job breaking down sections of the community. There will be teams of two going out to do inspections. Letters will not be sent-forms will be sent instead.

**Grounds and Lakes Committee:** Jay Demyan has follow up meeting scheduled with Luke Brothers on the 20<sup>th</sup> to go over any outstanding issues.

**Safety and Security:** Jesus Rodriguez has meeting tentatively rescheduled. They were not able to meet because of the storm.

**Modifications Committee:** Annette Gabrelcik met with her Committee and has broken the community down into sections. The association is still using the alteration application that Melrose Management put together. All Architectural records of the association will be returned back to Melrose Management on August 30, 2004.

# Fox Wood at Trinity

---

COMMUNITY ASSOCIATION, INC.

Roads and Structures Committee: Hank Power was not in attendance. Antony Francis stated that inspections had been done in Norwood, Tarragon and Park Place.

Welcoming and Residents Committee: Ron Jackson announced that the latest issue of the Sly Fox has been distributed to Block Captains for distribution. The Committee will continue to publish the Association's newsletter internally due to monies received for advertising. The range is \$1000.00-\$2000.00 in income. The Committee will also be responsible for information on the website.

Executive Committee: Greg Lipka announced that they could not meet do to the storm and will set up meeting for the following week.

**VI. Old Business:** DeeDee Rodriguez included an Action Register in the Board packets listing the status on all action items given by the Board.

**VII. New Business:** The Board of Directors discussed the proposed amendment to stagger the terms of the Board. A motion was made by Dick Swartzman to adopt the amendment as proposed, Annette Gabrelcik seconded, motion carried by unanimous approval. The Board also discussed the proposed amendment to increase the fining amount from \$50.00 to \$100.00. A motion was made by Greg Lipka to adopt the amendment as proposed, Dick Swartzman seconded, motion carried by unanimous approval.

Bill opened the floor to homeowner discussion.

There being no further business, Annette Gabrelcik motioned to adjourn, Dick Swartzman seconded, motion carried. The meeting was adjourned at 7:52 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM  
The Melrose Management Group