

# 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 2, 2004

**I. Roll Call:** Directors present: Bill Humphrey, Jay Demyan, Greg Lipka, Dick Swartzman, Antony Francis, Annette Gabrelcik, Ronald Jackson and Hank Power. A quorum was established. Also present DeeDee Rodriguez, representing Melrose Management Group and area homeowners. Jesus Rodriguez 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 July 30, 2004.

**III. Approval of Previous Minutes:** Minutes from the Organizational meeting held on July 13, 2004 and Board of Directors meeting held on July 19, 2004 were unanimously approved via motion by Bill Humphrey and Jay Demyan.

**IV. Attorney Joe Cianfrone:** Mr. Cianfrone provided an amendment to stagger the terms of the Board- the Board discussed the amendment and felt that they would rather stagger the terms in groups of three- Joe will provide revised amendment. The Board also requested that the fine for violations be amended from \$50.00 to \$100.00. Joe will provide proposed amendment for Board to review. Board discussion on what constitutes an occurrence.

### **V. Committee Reports:**

**Finance Committee:** Dick Swartzman began with a report from the Finance Committee. Dick and Bill met with the accounting manager and collections person from the Melrose office on July 28, 2004. Melrose will provide copies of financial records to the Committee for review. Dick approved liens. CPA is auditing records of the Association-expected to be complete by August 15, 2004. Committee must be formed to calculate reserves. Roads and sewers are the biggest issue to budget for. The Committee will continue to inspect records and work to put together 2005 Budget.

**Deed Restriction Enforcement Committee:** Bob Neimeic gave a brief report for the Deed Restriction Enforcement Committee. By next meeting all members of Committee will have done a violation drive through with DeeDee from Melrose Management.

**Grounds and Lakes Committee:** Jay Demyan met with Luke Brothers and put them on verbal notice. Will meet again on the 20<sup>th</sup> to follow up.

**Safety and Security:** Jesus Rodriguez is away in Puerto Rico will meet with Committee when he returns.

**Modifications Committee:** Annette Gabrelcik met with Dave Renwick from Adam Smith. She will collect and distribute all architectural files of the Association and review with Committee. They

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will also create a more detailed application for modifications. Will present to board when complete.

Roads and Structures Committee: Hank Powers met with fellow Committee members on July 22, 2004. All roads, sewers and walls were inspected in Tarragon- Committee feels all are in pretty good shape. 9901 Balsaridge has broken sewer system- Pavilion was inspected, bids were provided by Melrose for painting. The Committee will gather one more bid for review.

Welcoming and Residents Committee: Ron Jackson met with his Committee on July 31, 2004. Their intent is to publish a quarterly newsletter- they are looking for options to improve distribution. Several examples of newsletters done by HOA Publishers were provided for the Board to review. They are looking to combine what HOA offers and how to keep a profit for the Association. They are also putting together a welcoming packet.

Executive Committee: Greg Lipka asked for insurance bids to be brought to the next meeting for review. Bank Statements from Jan – June 2004 to be sent to Greg and Dick. Committee would like follow up to Adam Smith for deficit funding. They also discussed amending the bylaws to mandate that renters lease for a one-year minimum. Many Boards interview their tenants. The Committee asked that all committee members begin bidding process within the next thirty days and get at least three bids. A date needs to be set for the Budget meeting.

**VI. Old Business:** DeeDee Rodriguez included an Action Register in the Board packets listing the status on all action items given by the Board. An updated violation log was also distributed.

**VII. New Business:** Discussion of the upcoming airport rezoning. Bill made a motion to oppose the rezoning as a Board and to reconsider strictly commercial to the County Commissioner, second by Annette, all in favor, motion carried. Bill will draft a letter to the County. Fishing in the ponds was discussed. The Board felt that other than posting signs there wasn't much that could be done.

Bill opened the floor to homeowner discussion.

There being no further business, Hank Power motioned to adjourn, Greg Lipka seconded, motion carried. The meeting was adjourned at 8:35 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM  
The Melrose Management Group

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