

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity College
2430 Welbuilt Blvd
Trinity, Florida
December 2, 2004

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Greg Lipka, Dick Swartzman, Antony Francis, Tim Gibson, Ronald Jackson, Hank Power and Jesus Rodriguez. A quorum was established. Also present DeeDee Rodriguez, representing Melrose Management Group and area homeowners. President Bill Humphrey called meeting to order 8:50 PM.

II. Affidavit of Notice: Meeting signs were posted at both entrances and exits on or before November 30, 2004.

III. Approval of Previous Minutes: Minutes from the Board of Directors meeting held on October 26, 2004 were unanimously approved via motion by Hank Power and Ron Jackson.

IV. Committee Reports:

Finance Committee: Dick Swartzman began with a report from the Finance Committee announcing that the 2005 Budget had been sent to the residents of Fox Wood and it was the result of a lot of meetings and analysis of the Association's financial needs. A report was submitted and will be part of these minutes.

Executive Committee: Greg Lipka stated that his committee is planning to meet within the next week, but had nothing to report at this time.

Grounds and Lakes Committee: Jay Demyan spoke about the leaning trees in the conservation area that have not been cleaned up yet, this work is to be completed by the Master Board. The association applied for a well permit over three weeks ago, still waiting on approval. The pond maintenance fees previously billed to Fox Wood will now be paid by the Master Association. This will save Fox Wood \$6720.00 per year.

Roads and Structures Committee: Hank Power distributed a written report on the status of the committee, which will be included in these minutes.

Safety and Security: Jesus Rodriguez announced that his committee is putting together a couple of options for the Board to consider improving the safety and security of the community. A written report will be included in these minutes.

Welcoming and Residents Committee: Ron Jackson distributed a written report on the status of the committee, which will be included in these minutes.

Modifications Committee: Tim Gibson provided copies of a letter along with definitions that will be presented to Adam Smith and then sent out to the residents. Copies of all documents submitted will be included with these meeting minutes.

Deed Restriction Enforcement Committee: Don Latimer presented the Board with several residents that the committee recommended for fining. Motion by Tim Gibson, seconded by Jay Demyan to fine 1738 Bocawood Court \$500.00 and \$50.00 per day for each additional day of continuing violation up to a maximum of \$1000.00 total. Motion unanimously approved.

Motion by Greg Lipka, seconded by Hank Power to fine 1739 Bocawood Court \$300.00 and \$100.00 per day for each additional day of continuing violation up to a maximum of \$1000.00 total. Motion unanimously approved.

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Motion by Dick Swartzman, seconded by Tim Gibson to fine 2344 Winsloe Drive \$200.00 and \$50.00 for each additional day of violation after January 10, 2005. Motion unanimously approved.

VI. Old Business: Motion by Jay Demyan, seconded by Dick Swartzman to rescind the motion involving lot 99 made at the previous board of directors meeting held on October 26, 2004. Motion unanimously approved.

Motion by Dick Swartzman, seconded by Hank Power to authorize the President and Secretary to secure Property, liability and Workers Compensation insurance at an annual premium of \$6130.50, to be effective January 1, 2005, for a one-year term.

IV. New Business: The Board of Directors adopted a meeting schedule for 2005, agreeing to hold their Board of Directors meetings the 4th Thursday of each month.

There being no further business, Jay Demyan motioned to adjourn, Dick Swartzman seconded, motion carried. The meeting was adjourned at 10:15 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM
The Melrose Management Group