

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

FoxHollow Golf Club
10050 Robert Trent Jones Parkway
New Port Richey, Florida
July 19, 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. Meeting was called to order 6:05 PM by President Bill Humphrey. 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 16, 2004.

III. Approval of Previous Minutes: Minutes from the Turnover meeting were unanimously approved via motion by Hank Power and Greg Lipka.

IV. Committee Reports: Greg Lipka briefed the new Board of Directors of the activities of the Transition Committee. Bill Humphrey asked the Board to review Chapter 720 and the Docs to familiarize themselves with the Covenants of the Association. Bill then presented the list of Committees that were being formed along with names of volunteers for each Committee. Please see attached list.

V. Managers Report: DeeDee Rodriguez distributed the June financials to the Board and gave a brief overview of the Boards current financial position including a current Accounts Receivable list. The Board also discussed the Boards current Accounts Payables. A current violation log was also presented to the Board for review.

a.) Action Items

Bill requested that DeeDee obtain bids for security cameras at the gates, schedule a briefing by the Board Attorney, prepare a preliminary budget for 2005, Retrieve all Architectural records from the previous Board, prepare new signature card – adding Dick Swartzman, Jay Demyan and Greg Lipka as authorized signers, to obtain bids to replace all gas lights in Fox Wood with electric and send a follow up letter to Lew Friedland requesting time frame on outstanding issues presented by the Transition Committee. The Board also requested to secure a meeting place on August 30th for a General Meeting.

VI. New Business: Bill Humphrey recommended that the Board meet on the 1st and 3rd Monday of each month.

Dick Swartzman presented a Bullet Point Outline giving a brief description of what areas he would be concentrating on to fulfill his duties to the Association.

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The Board discussed what avenues they would take in publishing their next newsletter- DeeDee will provide contact information for HOA Publishers to Ron Jackson.

There being no further business, Hank Power motioned to adjourn, Greg Lipka seconded, motion carried. The meeting was adjourned at 7:35 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM
The Melrose Management Group