

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center
2102 Trinity Oaks Blvd
New Port Richey, Florida
October 26, 2004

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Dick Swartzman, Antony Francis, Ronald Jackson, Jesus Rodriguez and Hank Power. A quorum was established. Also present DeeDee Rodriguez, representing Melrose Management Group and area homeowners. Greg Lipka 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 October 23, 2004.

III. Approval of Previous Minutes: Minutes from the Board of Directors meeting held on September 27, 2004 were unanimously approved via motion by Hank Power and Jesus Rodriguez.

IV. Committee Reports:

Deed Restriction Enforcement Committee: Bob Neimeic gave a brief report for the Deed Restriction Enforcement Committee. He announced that Michelle Eady is now a member of their committee. 70 violations were closed – he thanked the residents for their compliance. 56 new violations were sent and 26 reminders. The next hearing is scheduled for November 9th; about 9 people are scheduled for Hearing. Last hearing was on October 12th- Papakos was fined \$200.00 for her son operating a dirt bike throughout the community. 1739 Bocawood was fined \$300.00- property owned by Select Properties- owners were not properly noticed- they will be renoticed. Bob requested that the Board consider a height limit on hedges so that they do not exceed 8 feet in height. 1945 Larkspur is not in compliance- Board will discuss. 2024 Larkspur dirt on sidewalk. Residents have complained that they cannot walk baby carriages through the dirt. They are in violation of the Americans with Disabilities Act.

Finance Committee: Dick Swartzman began with a report from the Finance Committee discussing the budget preparations that were made by the committee. Bids were obtained for various services, reserves were analyzed and new figures needed to be added.

Grounds and Lakes Committee: Jay Demyan still has not rec'd the estimate for some tree work. Luke Brothers proposed \$350.00 to push back and compact dirt near the swingset at the back park. There is also a proposal to install creeping fig, weed fabric, river rock and a dripline along the walls budding up to Trinity Master for \$1792.00. The Luke Brothers contract was renegotiated at \$6035.00 through March.

Safety and Security: Jesus Rodriguez announced that his committee has selected two companies to review proposals for security cameras. The committee is also discussing speed bumps and additional stop signs.

Modifications Committee: Tim Gibson became chairperson three weeks ago and has created logs with all approvals listed. Reports were distributed to the Board and are part of these minutes.

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

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Welcoming and Residents Committee: Ron Jackson thanked the committee for a great job at the Fall Festival. It was a huge success- very well organized by Lora Francis and Lora Cortez. All of the volunteers did a great job. Latest edition of the Sly Fox has been distributed. They are working on designing a website.

Executive Committee: Greg Lipka was not in attendance. Bill Humphrey spoke about the management contract- decision not finalized yet.

VI. Old Business: None

VII. New Business: There was a motion made by Dick Swartzman to approve the 2005 proposed budget, second Jay Demyan. All in favor except Hank Power. Motion Carried.

Motion made by Jay Demyan second Hank Power to fine Papakos \$200.00 for her son Demi riding this dirt bike throughout the community. Motion carried by unanimous vote. Motion made by Jay Demyan second Hank Power to hold \$200.00 fine against Papakos in abeyance unless further incidents occur. Motion carried by unanimous vote.

Motion made by Jay Demyan, second by Dick Swartzman to grandfather the 6 ft fence with the understanding that when any repairs are to be made it may not be replaced with a 6 ft- must be 4 ft. Antony Francis and Hank Power opposed, all in favor, motion carried.

Liability Insurance expires 12/31/04, replacement policy \$5235.00 effective 1/1/05. Motion by Dick Swartzman, second by Antony Francis to secure insurance at an annual premium of \$5235.00. Motion carried by unanimous vote.

Four people indicated an interest in filling the vacancy on the Board. Alan Alred, Wendy Dong, Carol Stramielo and Tim Gibson. Motion made by Jay Demyan, second by Hank Power to appoint Tim Gibson to the Board of Directors. Motion carried by unanimous vote.

Motion made by Jay Demyan, second by Antony Francis to install creeping fig, dripline, river rock along inside walls abutting Trinity Blvd for \$1792.00. Motion carried by unanimous vote. Motion made by Jay Demyan, second by Tim Gibson to repair areas beneath swingsets for \$350.00. Motion carried by unanimous vote. Motion made by Jay Demyan, second Antony Francis to extend Luke Brothers contract through March. Motion carried by unanimous vote.

Bill opened the floor to homeowner discussion.

There being no further business, Dick Swartzman motioned to adjourn, Antony Francis seconded, motion carried. The meeting was adjourned at 9:45 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM
The Melrose Management Group

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