

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center Community Room
Mitchell Road
July 28, 2005

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Wendy Dong, Hank Power, Dick Swartzman, Ron Jackson, John Aubrey and David Jones. Tim Gibson was not in attendance. A quorum was established. Also present DeeDee Rodriguez with Melrose Management Group. President Bill Humphrey called meeting to order 6:30PM.

II. Affidavit of Notice: Meeting was posted at both Foxwood entrances on 7/26/05.

III. Approval of Previous Minutes: Reading of Minutes of the BOD meeting held on June 27, 2005 were unanimously approved via motion by Mr. Demyan, 2nd by Mr. Aubrey.

IV. Committee Reports:

a. Finance Committee: Finance Committee report given by Mr. Swartzman. He reported that the committee has almost completed the Reserve Analysis. At the August 30th committee meeting they will be working on the 2006 budget.

Motion Mr. Power, 2nd Mr. Aubrey to approve the financial reports for June. Motion unanimously carried.

b. Safety and Security Report: Ms. Dong received bids from five vendors based on the recent specifications adopted by the Board. Responses were not the same, she is working to obtain comparable bids. Quotes ranged from 107K to 150K. Camera bids are still out. Her committee should have compiled results to present to the Board at the August meeting.

c. Property Maintenance: Mr. Power had nothing to report this month.

d. Welcoming and Communications Committee: Ron Jackson announced that the Committee has welcomed all the new residents through the 1st week of July. He asked the Board members to take their photos and get them on the website.

e. Modifications Committee: Tim Gibson submitted a thorough report, which is part of these meeting minutes.

f. Executive Committee: Mr. Demyan announced that Hockey nets will be installed on Saturday July 30th, 2005. They are contemplating building their own soccer nets. Mr. Demyan met with the Sheriff regarding designating a side of the street for parking. More to come on this topic.

g. Deed Restriction Committee: Mr. Latimer recommended placing fine previously adopted for 10332 Tecoma in abeyance. They have maintained the landscaping issues previously noted.

Motion by Mr. Power, 2nd Mr. Aubrey to hold \$100.00 in abeyance the fine for 10332 Tecoma. Fine to be reinstated if any further violations occur. Motion unanimously carried.

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V. Unfinished Business:

Motion by Mr. Aubrey, 2nd Mr. Demyan to accept Towing Procedures presented to the Board. Motion unanimously carried. A copy of these procedures will be kept with these minutes.

Motion by Mr. Aubrey, 2nd Mr. Swartzman to adopt the Collection Policy presented to the Board. Motion unanimously carried. A copy of this policy will be kept with these minutes.

Motion by Mr. Swartzman, 2nd Mr. Demyan to replace the gas lights at the guard shack with electric up to \$3,400.00. Motion unanimously carried.

IV. New Business:

Motion by Mr. Aubrey, 2nd Mr. Power to maintain lots 233,235,236,237, and 238 to waters edge. The cost of such work shall be added to the assessment due from the owner of each lot and if not paid such within 60 days from date of billing, the owner shall be notified by Melrose Management that a lien will be placed if the amount remains unpaid 90 days after the initial billing. Motion unanimously carried.

Motion by Mr. Swartzman, 2nd Mr. Jones to establish the position of Assistant Treasurer. Motion unanimously carried. (See attached resolution.)

Motion to authorize the President and Treasurer of the Board of Directors to establish, change or close bank accounts in the name of the Association as may be required and to authorize any two of the following named officers of the Board to approve checks drawn on accounts maintained by the Association – William F. Humphrey, Jay Demyan, Ron Jackson, Dick Swartzman and John Aubrey as signers on accounts maintained by the Association and authorizes the President and Secretary to execute documents required by the bank for this purpose. Motion unanimously carried. (See attached resolution.)

Motion by Mr. Power, 2nd Mr. Demyan to authorize the transfer of Property known as Parcel 31-26-17-0070-00000-0010 to St. George Association. (See attached resolution.) Motion unanimously carried.

Motion by Mr. Aubrey, 2nd Mr. Demyan to rescind the reduction of fine for Rodriguez and authorize to proceed to small claims court. All in favor except Ms. Dong. Motion carried.

VIII. Homeowner Comments The floor was opened to member's questions and input.

There being no further business, Mr. Power motioned to adjourn, Mr. Aubrey seconded, motion carried. The meeting was adjourned at 8:37 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM
Community Association Manager

Approved:

Ron Jackson,
Secretary