

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## **BOARD OF DIRECTORS MEETING MINUTES**

Fox Hollow Country Club  
10050 Robert Trent Jones Pkwy  
Trinity, Florida  
April 28, 2005

**I. Roll Call:** Directors present: Bill Humphrey, Jay Demyan, Wendy Dong, Tim Gibson, Hank Power, Dick Swartzman. Ron Jackson, Jesus Rodriguez and Greg Lipka were not in attendance. A quorum was established. Also present DeeDee Rodriguez and Jack Speckman with Melrose Management Group. President Bill Humphrey called meeting to order 6:33 PM.

**II. Affidavit of Notice:** Meeting was posted at both entrances on 4/26/05.

**III. Approval of Previous Minutes:** Minutes from the Board of Directors meeting held on March 24, 2005, were unanimously approved via motion by Hank Power, seconded by Dick Swartzman.

### **IV. Committee Reports:**

**Finance Committee:** All committee reports will be part of these minutes. Finance Committee report given by Dick Swartzman. Dick reported that we are currently under budget for landscaping expenses, and over budget in park maintenance- he advised that we need to be careful with spending for the rest of the year on various improvements. He also spoke about how important it was to stay on top of delinquent homeowners. Dick reported we need to change the signatures on our accounts at Colonial Bank to add Ron Jackson and delete Greg Lipka. Motion by Dick Swartzman, second by Jay Demyan to authorize filing resolution with Colonial Bank to authorize Messrs. Humphrey, Demyan, Swartzman and Jackson as authorized signers on accounts at Colonial Bank. Motion adopted by unanimous vote.

**Safety and Security Report:** Wendy Dong announced that they had two new members on their committee. Wendy introduced Chrissy Kanetti, who has helped establish the specifications for the gate companies to bid from. Chrissy works for ADT and has a lot of positive ideas to contribute. Traffic flow was tallied at both entrances and the Tamarind gate has a considerable more amount of traffic at peak morning and evening hours.

**Property Maintenance:** Hank announced that they have scheduled the pressure washing projects for the pavilion and MI homes wall section. All five columns have been replaced on Tamarind. Two broken curbs were repaired and the double doors were installed on the shed at the Tamarind park. Seventeen manhole covers have cracked and need to be repaired. Bill announced that Boos Development has agreed to extend the masonry wall from Tamarind to Twinberry 236ft. From there to the gate is 130ft- wrought iron fence will be installed. Boos will contribute to 30% of the fence work. Estimate from Ornamental is \$9600.00 less the \$3000 from Boos leaves a balance of \$6600.00.

**Welcoming and Communications Committee:** New website is [www.foxwoodat trinity.com](http://www.foxwoodattrinity.com)

**Modifications Committee:** Tim Gibson announced that many applications are being received after the fact. Tim requested that an incentive be developed so residents would submit

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applications prior to commencing their projects. The proposed standard for new fences to be to the Tarragon restrictions, i.e. that future fences be black or green chain link or iron, was withdrawn.

**Executive Committee:** Establishing time line for Annual Meeting. Motion by Jay Demyan, second by Hank Power to accept proposal process submitted (Option 1 attached). Motion unanimously carried.

**Deed Restriction Committee:** Don Latimer announced that Sue Phalen resigned from the committee and they have two new members.

Motion by Tim Gibson, second by Jay Demyan to fine 2026 Gold Dust Ct \$100.00 and an additional \$100.00 fine every 14 days until corrective action is taken, up to \$1000.00 regarding an unapproved fence configuration, further described as a "dog run" or "rabbit pen". Motion unanimously carried.

Motion by Dick Swartzman, second by Hank Power to fine 2504 Winsloe Dr. \$500.00 and \$100.00 for each subsequent violation up to \$1000.00 regarding parking of motor vehicles in the street and across sidewalk. Motion unanimously carried.

Motion by Tim Gibson, second by Jay Demyan to fine 9902 Balsaridge Ct \$500.00 and \$100.00 for each subsequent violation up to \$1000.00, regarding parking a commercial tractor-trailer rig in the driveway. Motion unanimously carried.

**V. Old Business:** Motion by Hank Power, second by Dick Swartzman to accept proposal from Zephr Stripe and Seal for road repairs near bridge on Tamarind. Motion unanimously carried.

Motion by Wendy Dong, second by Dick Swartzman to use Creative Mailbox to install stop signs and spend up to \$900.00. Motion unianimously carried.

Motion by Jay Demyan, second by Tim Gibson to install Fox Wood Pavilion Sign submitted by Creative Mailbox for \$184.10 with Green backing and White Copy on existing structure. Motion unanimously carried.

**IV. New Business:** Motion by Dick Swartzman, second Hank Power, to authorize spending \$4040.00 to renew D & O Insurance. Board would like additional quotes for umbrella coverage and additional million and 2 million dollar policy.

Motion by Jay Demyan, second by Dick Swartzman to adopt revised rules and regulations regarding vehicles, parking, towing and dumpster use, motion unanimously carried.

DeeDee Rodriguez provided information on two towing companies that could service Fox Wood. The Board would like to know how much it will cost the residents and what location the cars will be towed prior to making a decision.

Motion by Hank Power, second Dick Swartzman to approve financial review for 2004. All in favor except for Jay Demyan. Motion Carries.

Motion by Dick Swartzman, second Wendy Dong to hire Golson Law Firm for small claims court collection actions at a flat fee of \$350.00, if trial is necessary they will represent the association for \$180.00 per hour. Hank Power abstained from voting because his daughter Anne Malley will be representing the Board. Motion carried.

Motion by Hank Power, second by Dick Swartzman to rescind \$200.00 from Bohmer 10516 Peppergrass Ct- balance owed will be \$100.00. Motion carried.

Motion by Hank Power, second by Dick Swartzman to pursue Dubow/Chissel 1738 Bocawood Ct in small claims court. Motion carried.

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Motion by Hank Power, second by Jay Demyan to place \$200.00 for Jimenez 2344 Winsloe Drive in Abeyance. Motion carried.

Motion by Hank Power, second by Jay Demyan to rescind \$200.00 from LaCante 10319 Tecoma Drive. Motion carried.

Motion by Hank Power, second by Jay Demyan to pursue Papakos 2104 Edelweiss Loop in small claims court. Motion carried.

Motion by Tim Gibson, second by Hank Power to pursue Risener 1739 Bocawood Court in small claims court. Motion carried.

Motion by Hank Power, second by Tim Gibson to rescind \$100.00 from Trejos 1749 Citron Court. Motion carried.

Motion by Hank Power, second by Dick Swartzman to pursue Zydor 1703 Winsloe Drive in small claims court. Motion carried.

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

There being no further business, Tim Gibson motioned to adjourn, Hank Power seconded, motion carried. The meeting was adjourned at 9:30 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM  
Community Association Manager