

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center Community Room  
Mitchell Road  
August 25, 2005

**I. Roll Call:** Directors present: Bill Humphrey, Jay Demyan, Wendy Dong, Tim Gibson, Dick Swartzman, Ron Jackson, John Aubrey and David Jones. Hank Power 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 August 23<sup>rd</sup> at 9 AM.

**III. Approval of Previous Minutes:** Reading of Minutes of the BOD meeting held on July 28, 2005 were unanimously approved via motion by Mr. Demyan, 2<sup>nd</sup> by Mr. Aubrey.

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

**a. Finance Committee:** Finance Committee report given by Mr. Swartzman. Committee meeting rescheduled for August 31<sup>st</sup> at 7 PM.

**Motion** Mr. Gibson, 2<sup>nd</sup> Mr. Aubrey to approve the financial reports for July. Motion unanimously carried.

**Motion** Mr. Aubrey, 2<sup>nd</sup> Mr. Demyan to transfer \$75000.00 to 7 month CD at 3.75%. Motion unanimously carried.

**Motion** Mr. Swartzman, 2<sup>nd</sup> Mr. Aubrey to amend the meeting minutes from January 27, 2005 to reflect the resolution adopted to assess late fees. Motion is attached to January meeting minutes. Motion unanimously carried.

**b. Safety and Security Report:** Ms. Dong presented the committees recommendation to the Board – supporting documents included with these meeting minutes. Discussion was held by the Board regarding location of guard attendant, etc. The approximate increase in dues will be \$30.00 per quarter.

**Motion** Mr. Gibson, 2<sup>nd</sup> Mr. Swartzman to hold a special assessment meeting to be held at 6 PM on September 22<sup>nd</sup> at the Trinity College. The Special Assessment shall be in the amount of \$185.00 per lot. Motion unanimously carried.

**c. Property Maintenance:** DeeDee Rodriguez is obtaining bids to paint the Tarragon wall and Crossings entrance.

**d. Welcoming and Communications Committee:** Ron Jackson announced that the Committee has welcomed all the new residents through July. They do not have any volunteers for the Fall Festival. Community may not have one this year. Next Sly Fox will be done in October.

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

**f. Executive Committee:** Mr. Demyan announced that he would like a vending machine installed at the Tamarind park, the association will generate a portion of revenue from it.

**Motion** Mr. Demyan, 2<sup>nd</sup> Mr. Swartzman to proceed with vending machine installation. All liability and repair is the responsibility of Coca Cola. Motion unanimously carried.

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**Motion** Mr. Demyan, 2<sup>nd</sup> Mr. Gibson to remove all gate codes in the telephone system. All in favor except Mr. Humphrey, Mr. Aubrey, Mr. Jackson, Mr. Swartzman. Motion failed.

**g. Deed Restriction Committee:** Mr. Latimer had nothing to report.

## **V. Unfinished Business:**

**Motion** by Mr. Aubrey, 2<sup>nd</sup> Mr. Gibson fine 1703 Winsloe \$100.00 every fourteen days until the tiki hut structure is removed. Motion unanimously carried. A copy of the resolution will be kept with these meeting minutes.

## **IV. New Business:**

The Board discussed limiting the solicitation of Ice Cream Trucks within Fox Wood. They decided that its ok.

**Motion** by Mr. Jackson, 2<sup>nd</sup> Mr. Demyan to cancel legal proceedings against Mr. Rodriguez. He was originally fined \$500.00- then it was reduced to \$100.00 He has paid that. Motion unanimously carried.

**Motion** Mr. Aubrey, 2<sup>nd</sup> Mr. Swartzman to bill for to maintain lots 236 \$75.00, and lot 237 \$50.00 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.

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

There being no further business, Mr. Swartzman motioned to adjourn, Mr. Aubrey seconded, motion carried. The meeting was adjourned at 8:23 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM  
Community Association Manager

Approved:

Ron Jackson,  
Secretary