

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center
2102 Trinity Oaks Blvd
Trinity, Florida
January 27, 2005

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Greg Lipka, Antony Francis, Tim Gibson, Ronald Jackson, Hank Power. A quorum was established. Dick Swartzman and Jesus Rodriguez were not in attendance. Also present DeeDee Rodriguez with Melrose Management Group. President Bill Humphrey called meeting to order 6:35 PM.

II. Affidavit of Notice: Meeting signs were posted at both entrances and exits on or before January 25, 2005.

III. Approval of Previous Minutes: Minutes from the Board of Directors meeting held on December 16, 2004, were unanimously approved as amended via motion by Hank Power, seconded by Antony Francis.

IV. Committee Reports:

Finance Committee: Bill Humphrey gave report in Dick's absence. Bill stated our Income for 2004 was \$341,377.00, the expenses for 2004 were \$321,103.00, which left a balance of \$20,273.00 for the year. A motion was made by Ron Jackson, seconded by Hank Power to accrue \$7500.00 in 2004 which reduce the carry over into 2005, to allow for the hurricane clean up of \$6312.00 and to replace the light pole at the park for \$1500.00. Motion unanimously approved. Motion by Bill Humphrey, seconded by Greg Lipka to authorize the Board of Directors to establish a late charge to be applied when any assessment is not paid within ten days of when due and to establish the late fee in the amount of \$25 to be added to assessments and fees not received by the end of the month in which due. Motion unanimously approved. See attached Resolution.

Executive Committee: Greg Lipka stated that once the walls are cleaned they will move forward with planting the fig to prevent long term maintenance. They are holding off on the Security Report until they receive more information from Jesus Rodriguez and his committee.

Grounds and Lakes Committee: Jay Demyan provided a report to be included with these meeting minutes.

Roads and Structures Committee: Hank Power provided a report to be included with these meeting minutes. Motion by Jay Demyan, seconded by Tim Gibson to authorize spending up to \$1500.00 to pressure wash the walls and columns along Tamarind Blvd. Motion unanimously approved. DeeDee Rodriguez contacted Jim Clifford with Adam Smith who is trying to work with Gigliotti to resolve our ground settling issues on Gooseberry.

Safety and Security: Jesus Rodriguez was not present at the meeting.

Welcoming and Residents Committee: Ron Jackson stated that they are having difficulty publishing the Sly Fox. They are trying to retrieve the materials from the previous volunteer to pass along to Laura Francis to continue working on it. Ron is coordinating with DeeDee Rodriguez to obtain copies of the warranty deeds rec'd for the welcoming committee to distribute their packages to new residents. Spring Fling is scheduled for March 19, 2005, Michelle Spaulding will organize with Laura Francis. Volunteers are asked to contact Ron Jackson. Possible sponsors should contact as soon as possible.

Modifications Committee: Tim Gibson announced that the storage facility will be at his house-its not practical to store records off site. Standards that the Board approved in December were also

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approved by Adam Smith. They have two more to add; Storm Shutters and Screening. The standards submitted will be part of these meeting minutes. Motion by Tim Gibson, seconded by Jay Demyan to adopt standards presented to Board, motion unanimously approved. These standards will be presented to Adam Smith to finalize approval and then filed with the county and distributed to the members of the community.

Deed Restriction Enforcement Committee: Don Latimer presented the Board with the committee's recommendations for fining. Meeting was held on January 18, 2005.

Motion by Tim Gibson, seconded by Jay Demyan to fine 1703 Winsloe Drive \$100.00 every 14 days until structure is removed. Antony Francis opposes, motion carries. See copy attached.

Motion by Greg Lipka, seconded by Ron Jackson to amend fine previously approved for 1739 Bocawood Court to \$100.00, holding \$200.00 in abeyance pending further violations. Motion unanimously approved. See copy attached.

VI. Old Business: No old business conducted.

IV. New Business: Antony Francis officially resigned as a Director of the Board. Motion by Antony Francis, seconded by Greg Lipka to appoint Wendy Dong to fill the position. Motion unanimously approved.

Greg Lipka resigned as Secretary, he will continue as a Director. Greg recommended Ron Jackson be appointed as Secretary. Motion by Greg Lipka, seconded by Antony Francis to appoint Ronald Jackson as the Secretary. Motion unanimously approved.

Jay Demyan announced that the Grounds and Lakes and Roads and Structures Committees would now be combined and chaired by Hank Power.

Motion by Tim Gibson, seconded by Jay Demyan to authorize \$2400.00, using McConnie Fence for repairs to park fencing and additional fencing near pond along Tamarind. Motion unanimously approved.

The Board of Directors reviewed the Melrose Management 2005 contract, via motion by Jay Demyan, seconded by Tim Gibson. Motion unanimously approved.

Jay Demyan distributed a Board of Directors Code of Ethics to the Board. He asked them to review and sign and bring to the next meeting. This document will be included with these meeting minutes.

There being no further business, Jay Demyan motioned to adjourn, Greg Lipka seconded, motion carried. The meeting was adjourned at 8:40 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM
Community Association Manager