

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## **BOARD OF DIRECTORS MEETING MINUTES**

Trinity Outpatient Center Community Room  
Mitchell Road  
June 27, 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 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 6/25/05.

**III. Approval of Previous Minutes:** Reading of Minutes of the BOD meeting held on May 26, 2005, and June 23, 2005 were unanimously approved via motion by Mr. Swartzman, 2<sup>nd</sup> by Mr. Power.

Mr. Humphrey announced that he would like to amend the Agenda and Appoint the two new directors to replace Mr. Lipka and Mr. Rodriguez the Board prior conducting any further business.

**Motion** by Mr. Swartzman, 2<sup>nd</sup> Mr. Power to appoint John Aubrey to the Board of Directors. Motion unanimously carried.

**Motion** by Mr. Gibson, 2<sup>nd</sup> Mr. Swartzman to appoint David Jones to the Board of Directors. Motion unanimously carried.

## **IV. Committee Reports:**

**a. Finance Committee:** Finance Committee report given by Mr. Swartzman. He reported that the committee has met once already to discuss the budget for 2006, and they are working especially hard to create accurate reserve accounts. The financials look good and the Board will try to maintain conservatism throughout the year. The Board is also trying to determine if they are responsible for the sidewalks and streets within the community based on conflicting opinions they have received from legal counsel. The Board will try to obtain further clarification on this issue. Mr. Swartzman also announced that he would not be running for the Board next year due to health concerns.

**b. Safety and Security Report:** Ms. Dong requested bids from seven vendors based on the recent specifications adopted by the Board. Her committee should have compiled results to present to the Board at the July meeting.

**c. Property Maintenance:** Mr. Power advised that there is a stop sign missing at the intersection of Blue Beech and Gooseberry. DeeDee will contact Creative Mailbox to have it replaced with a DOT approved sign. Mr. Humphrey also advised that there are some Children At Play signs missing throughout the community. DeeDee will ask Creative Mailbox to do a thorough drive through to determine how many signs need to be replaced The Board would like to replace them with Green metal and white lettering rather than the foam signs.

**Motion** Mr. Demyan, 2<sup>nd</sup> Mr. Aubrey, unanimously approved \$5,000, to clean and paint the Tarragon wall.

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**d. Welcoming and Communications Committee:** Ron Jackson announced that the Sly Fox was distributed and generated over \$1000.00 in revenue. He indicated the participation of Jennifer Miller as an Events Coordinator, in light of the recent resignation of the previous coordinator. The web-site is progressing according to Wayne Gonyea, the WebMaster, with capability and content increasing. He further indicated the need for continued input by the BOD and updating of existing information.

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

**f. Executive Committee:** Mr. Demyan announced that he had met with Travis Gondec with the Pasco County Sheriff's Dept with the regard to the recent incident involving underage drinking and narcotics witnessed by CIS in Champion's Club. After speaking with the public relations department to discuss these issues they advised that the Board could solicit the County to patrol certain roads. More research is needed prior to this taking place; the Board may need to hire an engineer to inspect the community. Mr. Aubrey will continue working on these efforts with the county.

**g. Deed Restriction Committee:** Mr. Lattimer was not in attendance, however photos and copies of violation letters were distributed to the Board along with the recommendations of the DRC based on their last hearing.

**Motion** by Mr. Gibson, 2<sup>nd</sup> Mr. Power to fine Celeste Greenberg 10332 Tecoma Drive regarding the property maintenance in the rear yard \$100, and an additional \$100.00 every 14 days until the violation is corrected up to a maximum of \$1000.00. Motion unanimously carried.

**Motion** by Mr. Gibson, 2<sup>nd</sup> Mr. Swartzman to fine William and Michele Flynn 2138 Edelweiss Loop regarding their roaming cat becoming a nuisance \$100.00, and an additional \$100.00 for each subsequent violation up to a maximum of \$1000.00 and to advise the Board's intent to have the cat removed from the property in the event that the violation is continuing. All in favor except Hank Power.

**V. Manager's Report** DeeDee Rodriguez of Melrose Management Group announced that the Board is able to tow within a 10-mile radius of the community even if it is not within the County limits. This is based on discussions with the board attorney, Joe Cianfrone. Magic Towing will provide signage for \$40.00 per sign and tow to the Holiday Tarpon Boarder. The cost is \$100.00 a tow and after 24 hours it's a fee of \$20.00 per day.

**VI. Unfinished Business:** The issue of towing was discussed, but tabled to allow time to clarify necessary information. . The board will adopt a procedure at the next meeting establishing who is authorized to initiate the towing.

**Motion** by Tim Gibson, 2<sup>nd</sup> Hank Power to authorize Magic Towing to install signs at both entrances and at both parks. Motion unanimously carried.

**IV. New Business:** Discussion was held regarding the upcoming 4<sup>th</sup> of July holiday and what steps the Board should take. Mr. Demyan suggested that they only respond if fireworks continue past midnight. The board declined to make rules prohibiting the use of fireworks on common grounds on the basis that enforcement is next to impossible.

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**Motion** by Mr. Swartzman, 2<sup>nd</sup> Mr. Jackson to approve up to \$3000.00 for soccer and hockey goals to be installed at the Tamarind Park. Motion unanimously carried.

**Motion** by Mr. Aubrey, 2<sup>nd</sup> Mr. Power to begin gate repair with AAA Equipment and Ornamental Iron, repairs estimated at \$2948.00. Motion unanimously carried. The resident's insurance company will reimburse this to the Association; we have already filed a claim with All State.

The West Pasco Volunteer Fire Dept requested permission to conduct fund raising within the Community. The Board declined.

Mr. Demyan asked to defer item F from the Agenda to another time.

**VIII. Homeowner Comments** The floor was opened to member's questions and input. This included a resident's request for leniency for a recent lien being placed and concern about common areas that are being maintained by a resident rather than the Association.

There being no further business, Mr. Gibson motioned to adjourn, Mr. Power seconded, motion carried. The meeting was adjourned at 8:00 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM  
Community Association Manager

Approved:

Ron Jackson,  
Secretary