

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## **BOARD OF DIRECTORS MEETING MINUTES**

Trinity College  
2430 Welbuilt Blvd  
Trinity, Florida  
March 24, 2005

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

**II. Affidavit of Notice:** Meeting was announced in newsletter mailed to residents on 3/18/05 and was posted at both entrances on 3/24/05.

**III. Approval of Previous Minutes:** Minutes from the Board of Directors meeting held on February 24, 2005, were unanimously approved via motion by Greg Lipka, seconded by Jay Demyan.

**IV. Committee Reports:** All committee reports will be part of these minutes. Finance Committee report given by Bill Humphrey. At the Executive committee meeting they decided to approve the financials from the previous month. Motion by Jay Demyan, second by Tim Gibson to approve financials for January and February. Motion unanimously carried.

Diane Kocienda gave a report on several options Fox Wood has with their contract with Clearwater Gas. This report will be included with these minutes.

Greg Lipka made a request to get a price from Clearwater Gas to change to one mantel instead of two. DeeDee Rodriguez will contact them for a bid. Jay Demyan, Greg Lipka and Diane Kocienda will pursue options for lighting.

Safety and Security Report: Motion by Wendy Dong, second by Greg Lipka to obtain specifications in order to continue investigating and get firm bids in hand. All in favor except Hank Power. Motion carries.

Motion by Wendy Dong, second by Jay Demyan to install two stop signs at Winsloe and Firebrick – motion unanimously carried. DeeDee Rodriguez will contact Peachtree for quote for signs.

Property Maintenance: Motion by Hank Power, second by Greg Lipka to extend Luke Brothers contract through until 12/31/05 with change to cancelation clause (30 days with or without cause).

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

Modifications: Tim Gibson recommended limiting the types of fencing within the community. This issue will be tabled until the next meeting.

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

Deed Restriction Committee: Don Latimer reported that they are getting good compliance at this time and have no hearings to report.

Manager's Report: DeeDee Rodriguez shared a new tracking system established to track and verify the owners who have been fined for non compliance of violations. She briefly discussed the progress being made with Hank Power on various projects within the Community.

# Fox Wood at Trinity

---

COMMUNITY ASSOCIATION, INC.

**V. Old Business:** Motion by Jay Demyan, second by Greg Lipka to adopt resolution limiting the Associations liability for the security of the residents. Motion unanimously carried.

Motion by Jay Demyan, second by Tim Gibson to adopt the Code of Ethics distributed by Jay Demyan at the previous meeting. Motion unanimously carried.

**IV. New Business:** Motion by Hank Power, second by Jay Demyan to spend up to \$7800.00 for the well installation at the Green Ridge entrance. Motion Withdrawn.

Motion by Hank Power, second by Greg Lipka to have compilation performed for 2004. Motion unanimously carried.

Motion by Jay Demyan, second by Hank Power to prohibit skateboards in or on the Community Pavillion. All in favor except for Wendy Dong, motion carried.

Bill Humphrey and Hank Power met with Boos Development representative regarding fencing of Tamarind Blvd. Approximately 130 feet of wrought iron fencing is required. Boos Development has agreed to pay 30% of the cost.

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 9:20 PM.

Respectfully submitted:

DeeDee Rodriguez, LCAM  
Community Association Manager