

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center Community Room
Mitchell Road
October 17, 2005

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Wendy Dong, Hank Power, Dick Swartzman, John Aubrey and David Jones. Tim Gibson and Ron Jackson were not in attendance. A quorum was established. President Bill Humphrey called meeting to order 6:30PM.

II. Affidavit of Notice: Notice of Meeting was posted at both Foxwood entrances at 6 PM on October 15, 2005. The meeting schedule is also posted on the community website.

III. Approval of Previous Minutes:

The minutes of the General Membership meeting for the Special Assessment on September 22, 2005 were corrected to reflect that Ron Jackson was absent from the meeting at that David Jones arrived at 6:25 PM and to add the following after the Certification of Quorum: *Certification of the transfer of proxies was received from the Secretary assigning the proxies to the Vice President and is attached to the minutes of the meeting;* also to add the following sentences to Special Assessment Vote: *The vice president cast the proxy ballots as instructed. The preliminary count announced at the meeting was 349 YES, 188 NO. The meeting was recessed at 6:30 PM and reconvened at 6:35 PM to allow the Board of Directors meeting to begin on time..* On motion by Mr. Demyan and second by Mr. Power, the minutes are approved as amended without objection.

The minutes for the Board of Directors meeting on September 22, 2005 were amended to add the following sentence to Roll Call: *The meeting was recessed at 6:32 PM, to be reconvened upon the conclusion of the General Membership meeting. The meeting reconvened at 7:00 PM.* On motion by Mr. Demyan and Second by Mr. Powers the minutes were approved without objection as amended.

The Board of Directors meeting minutes for October 3, 2005 were approved without objection on Motion by Mr. Demyan and Second by Mr. Powers.

IV. Committee Reports:

Property Management Committee: Mr. Power's report is attached to the minutes. He introduced Mr. Bob Shehu, President of Ameripride Landscaping Company and advised the board he intends to recommend Ameripride as the company to take care of the landscaping, fertilization and insect control for Fox Wood beginning January 1, 2006. Mr. Power's moved approval to award the contract for lawn maintenance, fertilization and insect control to Ameripride in the amount of \$2,600 per month for lawn care and \$400 per month for fertilization and insect control. Seconded by Mr. Aubrey. Motion adopted unanimously.

Mr. Power moved approval to hire Brown Irrigation to maintain our sprinkler systems at a cost of \$408 per month, plus parts and labor at \$20 per hour. Second by Mr. Swartzman. Motion adopted unanimously.

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Motion by Mr. Power and second by Mr. Aubrey to have Brown Irrigation perform any sprinkler maintenance work that needs to be done after November 1, 2005, work to be billed at cost of \$20 per hour plus parts and Luke Brothers to be notified we will honor their contract for the remaining two months for inspection, however, no repairs are to be made based on those inspections. Motion adopted unanimously.

Mr. Power moved approval of \$500 to add sand to the playground area at the park on Tamarind. Second by Mr. Demyan. Motion adopted unanimously.

Finance Committee: Mr. Aubrey asked permission to depart from the agenda and have a discussion of the management contract. He moved that the board give notice to Melrose Management that we wished to terminate the contract on December 31, 2005. Motion was seconded by Mr. Powers for the purpose of discussion. Following thirty minutes of discussion, the motion was defeated unanimously. The board then agreed that a group consisting of Messrs. Humphrey, Demyan, Power and Aubrey meet as soon as possible with Mr. Hansen from Melrose Management to discuss terms for the extension of the contract and resolution of performance issues.

Mr. Aubrey moved approval of the 2006 Fox Wood at Trinity CA budget in the amount of \$349,440 and an assessment of \$96.00 per quarter to each lot owner and to direct the management company to mail a copy of the budget to each owner by November 3, 2005. Seconded by Mr. Jones. Following discussion, adopted by unanimous vote. A copy of the budget is to be attached to the minutes of the meeting.

Motion by Mr. Swartzman, Second by Mr. Aubrey, to approve the financial reports for September, 2005. Motion adopted unanimously.

Mr. Humphrey noted that liens had been placed on four lots for non-payment of July, 2005 assessments.

Safety and Security Report: Motion by Ms. Dong, Seconded by Mr. Swartzman to certify the vote count for the September 22, Special Assessment election as YES 183 and NO 339. Five ballots were not signed by an owner of the property, 7 ballots were invalid due to lack of a voting certificate and one ballot was not properly executed. Two ballots were received by mail with postmarks later than September 22, 2005. Motion adopted unanimously.

Welcoming and Communications Committee: Ron Jackson was absent, however, Gail Edwards was present in the audience and reported that the committee has begun gathering e-mail addresses of new residents to make it easy for us to stay in touch with them.

Modifications Committee: Tim Gibson was absent and there was no report.

Executive Committee: Mr. Demyan noted that he and the president were meeting with the Under Sheriff on Tuesday to discuss issues with lack of effective law enforcement in Fox Wood, especially as regards under-age drinking.

Deed Restriction Committee: No report.

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Nominating Committee: Mr. Braun presented the recommendation of the Nominating Committee. He advised that there had been no unsolicited applications to run for the board. The committee contacted quite a few individuals in Tarragon trying to get a person in that neighborhood to run, but were unsuccessful. The committee recommends the following individuals for the nine board seats to be elected on November 17, 2005: John L. Aubrey, Jay Demyan, Wendy Dong, Gail Edwards, Tim Gibson, William Humphrey, David N. Jones, Hank Power and Ted J. Serafin. On motion by Mr. Demyan and Second by Mr. Swartzman, the report of the Nominating committee was adopted without objection and the management company is instructed to prepare and distribute proxy ballots to the owners by November 3, 2005. The mailing is to include a statement from each candidate of approximately 250 words or less to be prepared by the candidate and unedited by the management company, to be received by Melrose Management by October 21, 2005.

Unfinished Business: None

New Business:

Motion by Mr. Aubrey, Second by Mr. Swartzman to approve up to \$17,000 to replace the 37 gas lights at the entrance on Green Ridge, the park at Green Ridge and Winsloe and at the entrance to Cameron's Pointe with electric fixtures that match the fixtures at the Tamarind entrance. Motion adopted unanimously. The fixtures will be ordered now to be paid in 2005. The cost of the installation will most likely be paid in 2006, unless it is possible to get the work done sooner.

Motion by Mr. Power, second by Mr. Swartzman to approve changing the color of the walls in Fox Wood to the color sample attached (SW6143). This color will match the color being used by the Trinity Master Association on the exterior of the walls and entrance pergolas. The work will be done with the same contractor and the cost divided where the wall maintenance responsibility is shared. Motion adopted unanimously.

Motion by Mr. Demyan, second by Mr. Power to approve the hiring of an off duty Sheriff's deputy to patrol Fox Wood on October 28, 29 and 30, 2005 and December 31, 2005 for eight hour shifts each day at a cost of \$25.00 per hour. Motion adopted unanimously.

Motion by Mr. Power, Second by Mr. Swartzman to inform the Suncoast News and the Tradewinds that we are a private community and that their publications are not to be distributed in Fox Wood to homes that have not subscribed for delivery of their publications. All in favor except Mr. Demyan who voted No. Motion adopted.

Motion by Mr. Swartzman, Second by Mr. Power to approve an expenditure of up to \$1,000 for holiday decorations to be placed at the Tamarind and Green Ridge entrances. Motion adopted unanimously. Decorations to be installed on or about December 1, 2005 and removed not later than January 10, 2006 as prescribed in the TMA CC&R's.

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

There being no further business, Mr. Power motioned to adjourn, Mr. Aubrey seconded, motion carried. The meeting was adjourned at 8:30 PM.

Approved:

Ron Jackson
Secretary