

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center
2101 Trinity Oaks Blvd.
Trinity, Florida 34655
October 26, 2006

I. Roll Call: Directors present: Bill Humphrey, John Aubrey, Gail Edwards, Jay Demyan, Hank Power and David Jones. Wendy Dong, Ted Serafin and Diane Kocienda were not in attendance. A quorum was established. DeeDee Rodriguez and Jack Hanson were present from Melrose Management Group. President Bill Humphrey called meeting to order 6:35 PM.

II. Affidavit of Notice: Meeting was posted at both entrances and exits on 10/24/06.

III. Approval of Previous Minutes: Minutes from the Board of Directors Meetings held on September 28, 2006, and October 5, 2006, were approved via motion from Hank Power, seconded by Jay Demyan. Motion unanimously carried.

IV. Committee Reports:

- **Finance Committee:** Motion by John Aubrey, seconded by Hank Power to approve the September financials. Motion unanimously carried. Motion by John Aubrey, seconded by Hank Power to proceed with foreclosure action on 10531 Gooseberry Ct. Motion unanimously carried. Motion by John Aubrey, seconded by Jay Demyan to accept the 2007 budget as presented increasing the quarterly assessment to \$105.00. Motion unanimously carried.
- **Safety and Security Committee:** David Jones confirmed that the Sheriff patrol will take place on 10/31/06.
- **Property Management:** Jay Demyan advised that the purple pipe project has been completed. The Tamarind parking lot will be repaired on 10/30 and the PDC Treatment will be applied November 27th and 28th. The Greenridge painting project will begin the week of November 13, 2006 by Pugliese Painting. Valley Crest has also been given the go ahead to remulch the back park and trim 59 palms and replace the missing ground cover near the back park.
- **Welcoming and Communications Committee:** Gail Edwards advised that there were no deliveries this month.
- **Modifications Committee:** Diane Kocienda was not in attendance.

Administrative Committee: Jay Demyan announced that there is a new crime watch person Jim Howard. Jim is a retired police officer from Virginia.

Deed Restrictions Enforcement Committee: Mark McGovern was not in attendance. DeeDee advised that she and Mark will be meeting 10/27/06 at 10:30AM to perform an inspection of the property. DeeDee will advise Mark that at the next DREC meeting they will need a quorum without Mark because his neighbor has been invited to attend. The

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previous violators from last month will need to be renoticed for the next meeting due to a lack of quorum last month.

V. Unfinished Business: The Board discussed items noted on the Action Register.

VI. New Business: Motion by John Aubrey, seconded by Jay Demyan to spend up to \$1000.00 on Holiday Lighting. Motion unanimously carried.

Motion by Jay Demyan, seconded by John Aubrey to use Pugliese Painting for the Green Ridge painting project and sign the waiver for Melrose. All in favor except for Hank Power. Motion carried.

Jack Hanson prepared a letter to go to Lew Friedland with Adam Smith Enterprises outlining some of the issues previously discussed with the Fox Wood Administrative Committee. Bill Humphrey clarified the concern over a parcel of property XY-1 that was deeded over to Fox Wood rather than the adjacent lot. Jack will address that with Adam Smith. The Board agreed that the letter prepared was good and could be sent out the next day.

Jack also advised that the possible date for the Trinity Master Budget meeting was November 15, 2006, and that the notice would be posted at the guardhouse.

Jay advised that the irrigation along Duck Slough runs all the way down to the stop sign at Trinity Blvd and suggested that it be capped to prevent any drop in water pressure. DeeDee will notify Luke Brothers to take care of ASAP.

Jay also advised that the timer that is currently located in the guard shack on Tamarind that controls Robert Trent Jones should be removed to ensure that no one touches the timer for Fox Wood that shouldn't. DeeDee will make arrangements to move to the inside of the wall along Tamarind near the breaker boxes.

VII. Adjournment: There being no further business, John Aubrey made a motion to adjourn at 7:53PM, seconded by Jay Demyan. The motion carried.

Respectfully submitted,

DeeDee Rodriguez, LCAM