

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center  
2101 Trinity Oaks Blvd.  
Trinity, Florida 34655  
February 23, 2006

**I. Roll Call:** Directors present: Bill Humphrey, Jay Demyan, John Aubrey, Hank Power, Ted Serafin, Gail Edwards, and Tim Gibson. Wendy Dong was not in attendance. A quorum was established. DeeDee Rodriguez was present from Melrose Management Group. President Bill Humphrey called meeting to order 6:30 PM. David Jones arrived at 6:41.

**II. Affidavit of Notice:** Meeting was posted at both entrances on 2/21/06.

**III. Approval of Previous Minutes:** Minutes from the Board of Directors Meeting held on January 23, 2006 were unanimously approved via motion by Tim Gibson, seconded by Hank Power.

### **IV. Committee Reports:**

- **Finance Committee:** by John Aubrey. John reported that he noted on the January financials that \$10,000.00 needed to be reclassified, Mark Rowland will make the adjustment. Motion by John Aubrey, seconded by Jay Demyan to approve January financial statement as long as changes are done in February. Motion unanimously carried. John announced that on 2/14/06 a \$75,000.00 CD came due, he would like to put \$100,000.00 into a CDAR (a CDAR is a way to invest in CD's with other banks to maintain balances within the FDIC Limits). He would also like to move another \$100,000.00 into a 3 month CDAR to begin revolving accounts, which would ensure that the association continually has money come available every three to six months. Motion by Ted Serafin, seconded by Tim Gibson to open a \$100,000.00 CDAR for a three-month term. Motion unanimously carried.
- **Safety and Security Committee:** Jay Demyan announced that he would like to proceed with the installation of speed tables before the entry and exit gates on Tamarind Blvd. John requested that the Board consult with the Association attorney prior to moving forward. DeeDee will contact Richard Zacur to obtain legal opinion regarding liability concerns and will contact the insurance agent about obtaining additional liability coverage. Results weren't available yet from the speed tracker provided by Pasco County.
- **Property Management:** Property Management report attached with these minutes. Motion by Hank Power, seconded by John Aubrey to spend up to \$10,000.00 to resod the Green Ridge Entrance. Motion unanimously carried. John advised to use fund from Park and Landscape Reserve. Motion by Hank Power, seconded by Ted Serafin to spend \$1200.00 to move 6 sabal palms from entrance to the Larissa Ct island. Motion unanimously carried. Motion by Hank Power, seconded by Ted Serafin to spend \$1200.00 to plant 12 magnolias approximately 30ft apart at the Larissa Ct island. All in favor except John Aubrey. Motion carried. Motion by Hank Power, seconded by Ted Serafin to spend \$1000.00 to trim trees in back park. Motion unanimously carried. Motion by Hank Power, seconded by Ted Serafin to authorize up to \$4000.00 to have Spectrum Property

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- Services paint the Pavilion. Motion unanimously carried. Colors will match entry walls. Gail Edwards to assist in color coordination. Motion by Hank Power, seconded by Ted Serafin to authorize \$12,100.00 to have Park Central paint the walls on Tamarind to Winsloe, fence and wall. Motion unanimously carried. Motion by Hank Power, seconded by Ted Serafin to authorize \$4000.00 to irrigate the Larissa Ct island and run conduit line in the same bore hole if possible. Motion unanimously carried. Motion by Hank Power, seconded by Ted Serafin to authorize \$14,300.00 to have Pugliese paint inside wall MI section and coordinate with Master Painting. All in favor except Tim Gibson. Motion carried. Hank will coordinate with Jay for Pavilion painting job to be sure Pavilion isn't rented. DeeDee will ask Spectrum to fill holes on gateposts at Tamarind Entrance.
- **Welcoming and Communications Committee:** Gail Edwards submitted a report that is attached to these minutes. Bill announced that the newsletter was at the printer and would be ready for pick up on Friday. Tim will pick up and DeeDee will collect for labeling and postage.
  - **Modifications Committee:** Tim Gibson reported that the neighbor to neighbor program with Sherwin Williams allows for a 20% discount for residents. Residents are not required to use Sherwin Williams paint. Tim found that stain penetrates concrete and he and Ted will decide on what color concrete stain will be permitted for the homes that already have painted or stained driveways. Requirements will be that the driveway will need to be washed/ primed and stained and sealed with the approved color. The Modifications committee has also adopted a Project Permit to be utilized by all performing modifications. DeeDee will contact the Master Association to request that they amend the documents to state that fining may occur for those that proceed with modifications prior to obtaining approval. The violation and Hearing committees will continue to assist with those issues as well.
  - **Administrative Committee:** Jay Demyan reported that we are waiting for a response from Attorney Zacur regarding the maintenance responsibility for the storm sewers. A request will be made to the County to correct wheel holes on their side of the perimeter walls in Fox Wood. Dee Dee will contact Loren from Spectrum to clean out grass and dirt from inside of perimeter walls. Jay also discussed the outcome of cleaning up the gate database. Based on the meeting with Jack Hanson it was determined that the Board would provide Melrose with a list of owners that do not live in the community anymore and Melrose would delete from the gate database. The owner's directory was also discussed and the Board was advised that the directory maintained by Melrose is 90 days current. The Aged Receivables is in the best shape it has ever been in and that is a clear indication that the records we have are accurate. DeeDee will send an updated directory to Tim Gibson on a monthly basis.
  - **Deed Restrictions Enforcement Committee:** Ted announced that 462 violations were sent out last month and that he put a nice article in the newsletter advising the owners that some new processes would be adopted and a list of some of the items the committee would be looking for on the next drive through in April.

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**V. Unfinished Business:** None.

**VI. New Business:** Motion by Ted Serafin, seconded by Hank Power to increase approval for fencing by McConnie Fence \$500.00. Motion unanimously carried. Motion by Hank Power, seconded by Ted Serafin to authorize a CPA Compilation for 2005. Motion unanimously carried. Motion by Jay Demyan, seconded by John Aubrey to proceed with legal action against Zydor to remove tiki huts and BBQ. Motion unanimously carried.

The Board discussed blocked easements that are preventing some of the waterways in the community to be treated adequately. DeeDee will address this issue with the Master Association and Aquatic Systems and report back to the Board.

**VII. Adjournment:** There being no further business, Tim Gibson made a motion to adjourn at 8:49PM, seconded by Hank Power. The motion carried.

Respectfully submitted,

DeeDee Rodriguez, LCAM