

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

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

I. Roll Call: Directors present: Bill Humphrey, Jay Demyan, Hank Power, Ted Serafin, Gail Edwards, Diane Kocienda and Wendy Dong. David Jones, John Aubrey, Tim Gibson were not in attendance. A quorum was established. DeeDee Rodriguez was present from Melrose Management Group. President Bill Humphrey called meeting to order 6:33 PM. David Jones arrived at 6:41.

II. Affidavit of Notice: Meeting was posted at both entrances and exits on 3/21/06.

III. Approval of Previous Minutes: Minutes from the Board of Directors Meeting held on February 23, 2006 were unanimously approved via motion by Ted Serafin, seconded by Gail Edwards.

IV. Committee Reports:

- **Finance Committee:** Motion by Ted Serafin, seconded by Hank Power to approve February financial statement. Motion unanimously carried.
- **Safety and Security Committee:** Jay Demyan announced that he tracked down some kids through the my space web site and found that they were stealing liquor and having large parties in the community. The kids were confronted by the owners and have lost their jobs.
- **Property Management:** Property Management report attached with these minutes. Motion by Gail Edwards, seconded by Ted Serafin to authorize up to \$3250.00 to repair and apply the Pavement dressing conditioner to the parking lot. Motion unanimously carried. Wendy Dong advised that the repair done in front of her home at 1900 Cardamon was not done well. We will ask the vendor to recheck the original repair.
- **Welcoming and Communications Committee:** Gail Edwards will be working with the web site coordinator to store the last 12 months meeting minutes on the web site. They welcomed three new residents in January. DeeDee will be forwarding the new residents to Gail within the next week so they can welcome the rest of the new residents in the first quarter. The hospital made a large donation of items to be included in the newsletter.
- **Modifications Committee:** Diane Kocienda reported that the driveway letter was sent to Attorney Zacur for approval and he approved. Letters will be sent out to all driveway violation owners. The violation and Hearing committees will continue to assist with those issues as well. Committee report is attached.

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- **Administrative Committee:** Jay Demyan reported that they made a decision to cancel current contract for pavilion painting project because the vendor did not keep his word on a start date for the job. The work was awarded to Pugliese. They will begin painting the week of 4/3/06. Motion by Jay Demyan, seconded by Ted Serafin to authorize \$400.00 increase in price for pavilion painting. Motion unanimously carried. Jay also announced that he would like the community to begin utilizing a performance payment structure and include a deadline for work to be completed by for each of our vendors. SWFMD sent a letter out to the Master Association for the required maintenance of the storm sewer located on Lady Palm CT. The weep holes on the inside of the walls need to be cleaned out. Dee Dee will ask Spectrum to perform this work. Motion by Jay Demyan, seconded by Ted Serafin authorize up to \$2500.00 to install a 3 ½ x 5' speed table on the entry and exit lanes of tamarind before the gates pending approval from the Master Board. Motion unanimously carried. Bill Humphrey announced that he has asked the attorney to submit a bylaw amendment to remove the nominating committee structure requirement from the Bylaws. This will be discussed at the April Meeting.
- **Deed Restrictions Enforcement Committee:** Ted announced that we are still seeing very positive results as far as compliance within the community. The newsletter stated that the residents had until the end of April to complete the Spring Spruce ups.

V. Unfinished Business: Wendy Dong discussed the possibility of utilizing one trash vendor within the community. The Board decided not to take any further action on this item at this time.

VI. New Business: Motion by Hank Power, seconded by Jay Demyan to accept the resignation of Tim Gibson and appoint Diane Kocienda to fill the remainder of the term. Motion unanimously carried. Motion by Bill Humphrey, seconded by Gail Edwards to appoint Hank Power to the Secretary position. Motion unanimously carried. Motion by Jay Demyan, seconded by Hank Power to authorize all accounts not paid by April 1st go to lien. Motion unanimously carried. Motion by Jay Demyan, seconded by Ted Serafin to authorize up to \$2500.00 on maintenance of 10523 Peppergrass CT. Motion unanimously carried. Notice will be sent to the owners and we will continue this process for as long as necessary.

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

Respectfully submitted,

DeeDee Rodriguez, LCAM

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