

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center
2101 Trinity Oaks Blvd.
Trinity, Florida 34655
June 22, 2006

I. Roll Call: Directors present: Bill Humphrey, Hank Power, David Jones, Diane Kocienda, John Aubrey, Gail Edwards and Wendy Dong. Jay Demyan and Ted Serafin were 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.

II. Affidavit of Notice: Meeting was posted at both entrances and exits on 6/20/06.

III. Approval of Previous Minutes: Minutes from the Board of Directors Meeting held on May 25, 2006, were approved via motion from Hank Powers and second by John Aubrey. Motion unanimously carried.

IV. Committee Reports:

- **Finance Committee:** John Aubrey gave brief overview of the financial report. He advised that the finance committee would begin working in June on the 2007 budget. DeeDee and John will work together with regard to the day to day expenses. Motion by John Aubrey, seconded by Gail Edwards to approve the May financials.
- **Safety and Security Committee:** Wendy discussed an incident involving her son that took place at the pavilion and has requested that the Board consider a new CIS officer for Fox Wood. Bill Humphrey did not feel that it was necessary to make this request and reminded everyone that CIS is a vendor of the Master Association not Fox Wood. David Jones has been appointed to chair the Safety and Security Committee.
- **Property Management:** The Board held discussion about the progress that Omni Irrigation is making. DeeDee announced that she and Jay met with Bob Shehu from Ameripride to advise once again the expectations we have. He offered to resod all of Tamarind Blvd in an effort to make up for his company's lack of performance. This work will take place once all irrigation issues are resolved.

The Board also discussed installing stop bars at each of the intersections with the crosswalk in front of the Park. Motion by John Aubrey, seconded by Gail Edwards to authorize \$50.00 per bar to install throughout main thoroughfair including crosswalk. Motion unanimously carried. Hank Power offered to meet with Zephyr Stripe and Seal to show them each of the stop sign areas. DeeDee will coordinate that meeting.

- **Welcoming and Communications Committee:** Gail Edwards announced that they delivered 23 new resident packets. There was some interest in a card club- she asked if the Board could sponsor the club and was advised that they could not. Bill Humphrey suggested that she contact the Sly Fox for possibilities in funding. Mark Rowland sent Gail a new resident list and has included a move in date, which is very helpful.

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- **Modifications Committee:** Modifications Committee report attached.

Administrative Committee: Nothing to report.

- **Deed Restrictions Enforcement Committee:** Mark Mc Govern reported on the DREC hearing of June 20, 2006. (Minutes are attached to these minutes). DeeDee reported that 52 notices have been sent so far. Next hearing is scheduled for July 11th.

Motion by John Aubrey, seconded by Hank Power to expedite lien process if maintenance bill is not paid within 30days for 10531 Gooseberry and 10523 Peppergrass. Motion unanimously carried.

Motion by Diane Kocienda, seconded by John Aubrey to adopt the recommendation of the DREC to fine 1918 Terralyn \$100.00 plus an additional \$100 per day until an application is filed, subject to a maximum of \$1,000, to begin ten business days after mailing of notice to owner. Motion unanimously carried.

No action taken on other DREC recommendations. Owners to be renoticed for next hearing to allow for consistent treatment.

V. Unfinished Business: None

VI. New Business: The Board discussed parking regulations- house on Winsloe has made a big improvement with regard to parking in the street.

David Jones will work with the Safety committee regarding painting certain curb areas as no parking tow away zones.

Motion by John Aubrey, seconded by Diane Kocienda to file liens on 10 lots not paid by July 1st per AR. Motion unanimously carried.

VII. Adjournment: There being no further business, Hank Power made a motion to adjourn at 7:52PM, seconded by John Aubrey. The motion carried.

Respectfully submitted,

DeeDee Rodriguez, LCAM

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