

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center  
2101 Trinity Oaks Blvd.  
Trinity, Florida 34655  
July 27, 2006

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

**II. Affidavit of Notice:** Meeting was posted at both entrances and exits on 7/25/06.

**III. Approval of Previous Minutes:** Minutes from the Board of Directors Meeting held on June 22, 2006, were approved via motion from John Aubrey, seconded by Diane Kocienda. Motion unanimously carried.

Presentation by Omni Irrigation to discuss proposed improvements to the irrigation system throughout the property.

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

- **Finance Committee:** John Aubrey gave brief overview of the financial report. He advised that we are at a surplus of \$41,000.00. Motion by Jay Demyan, seconded by David Jones to approve the June financials. Motion unanimously carried. Budget responsibilities have been distributed and everyone should begin working on their numbers.
- **Safety and Security Committee:** David Jones had nothing to report. Bill Humphrey spoke with Boos Development and they recommended a couple of companies to utilize for the traffic engineering study that we are looking into. Bill will advise when he has more information.
- **Property Management:** Jay answered questions with regard to the irrigation plans for the community. Motion by John Aubrey, seconded by Jay Demyan to authorize a maximum of \$24,000.00 to include proposals 1,2 and 3 provided by Omni, understanding this will not include a submeter. Motion unanimously carried. Proposals attached to these meeting minutes. The Board also discussed utilizing Omni for the monthly maintenance service at Fox Wood. Motion by Jay Demyan, seconded by John Aubrey to terminate Brown's Irrigation with 30 day notice and offer to pay them but request that they do not service the property. Motion unanimously carried. Motion by Jay, seconded by John Aubrey to accept Omni as our new irrigation maintenance company, effective September 1, 2006. Motion unanimously carried. Motion by John Aubrey, seconded by Gail Edwards to cash out a \$50,000.00 CDAR that comes due in August and transfer into the checking account to cover recent authorized expenditures. Motion unanimously carried. Motion by John Aubrey, seconded by Jay Demyan to hire Valley Crest Landscape Maintenance as the new Landscape Company. All in favor except Wendy Dong, motion carried. Hank

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Power abstained due to a conflict because he personally knows one of the vendors bidding.

- **Welcoming and Communications Committee:** Gail Edwards announced that there were no new residents this month. Bill Humphrey passed around a draft copy of the August Newsletter and the board also discussed publications to use and the sense of the board was to only use non- Fox Wood publications for general items, not to include board meeting dates or other board communications.

- **Modifications Committee:** Modifications Committee report attached. Diane Kocienda announced that they recruited a new volunteer and are losing one at the same time. They have had 7 applications this month. They issued 87 permits since July 1<sup>st</sup>.

**Administrative Committee:** Sly Fox articles are due August 1, 2006. The Committee sent an email to the Board requesting topics for future agendas please advise if you have anything you'd like to discuss.

- **Deed Restrictions Enforcement Committee:** Mark Mc Govern reported on the DREC hearing of July 11, 2006. (Minutes are attached to these minutes). Next hearing is scheduled for August 1, 2006.

Motion to adopt the recommendation of the DREC by Hank Power, seconded by Gail Edwards to continue fine from previous month of \$100.00 per week for the owner of 10531 Gooseberry CT for failure to Mow, edge and resod yard. Motion unanimously carried.

Motion to adopt the recommendation of the DREC by Hank Power, seconded by Jay Demyan to continue fine from previous month of \$100.00 per week for the owner of 10523 Peppergrass CT. for failure to Mow, edge and resod yard. Motion unanimously carried. Trash violation has been resolved.

Motion to adopt the recommendation of the DREC by Hank Power, seconded by Gail Edwards to fine \$100.00 initially and an additional \$100.00 per week to begin 30 days from receipt of the letter from Melrose. for the owner of 10531 Gooseberry CT for failure to resod yard. Motion unanimously carried.

Motion to adopt the recommendation of the DREC by Hank Power, seconded by Jay Demyan to fine \$100.00 per week for the owner of 1735 Winsloe Drive for failure to cover trench and relandscape the left of front porch walkway until corrected, to begin 10 business days from receipt of letter from Melrose. Melrose to follow up on possible painting violation in one month. Motion unanimously carried.

The DREC Committee's recommendation for 10349 Tecoma Drive is to send an NCA advising that the owners have 30 days to comply with request to resod, mow and edge yard. The committee determined some improvement had taken place.

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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 the waiver provided by Melrose for the Board to sign when allowing vendors to work on property that do not carry workman's compensation insurance. The Board requested the waiver be sent to the attorney to review and respond. They have agreed to use Spectrum in the interim.

Bill Humphrey requested that each board member recommend 1 or 2 people to help form the nominating committee.

Agenda item for Kobrick Foreclosure was requested to be removed from the Agenda by Bill Humphrey.

**VII. Adjournment:** There being no further business, Hank Power made a motion to adjourn at 9:15PM, seconded by John Aubrey. The motion carried.

Respectfully submitted,

DeeDee Rodriguez, LCAM