

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center  
2101 Trinity Oaks Blvd.  
Trinity, Florida 34655  
August 24, 2006

**I. Roll Call:** Directors present: Bill Humphrey, David Jones, John Aubrey, Gail Edwards and Wendy Dong. Ted Serafin, Jay Demyan, Hank Power and Diane Kocienda were not in attendance. A quorum was established. DeeDee Rodriguez was 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 8/22/06. The meeting date was also published in the newsletter and mailed out to each of the residents.

**III. Approval of Previous Minutes:** Minutes from the Board of Directors Meeting held on July 27, 2006, were approved via motion from John Aubrey, seconded by Gail Edwards. Motion unanimously carried.

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

- **Finance Committee:** John Aubrey gave brief overview of the financial report. He advised that we have spent \$50,000.00 in sod and irrigation. The Board may have to consider under funding reserves to help recoup the additional spending for maintenance. Budget worksheet was sent to everyone, please have numbers back to John by September 10, 2006. Motion by David Jones, seconded by Wendy Dong to approve the July financials. Motion unanimously carried.
- **Safety and Security Committee:** David Jones reported that his committee has one new volunteer. Bill Humphrey may have another volunteer that would like to help. Motion by David Jones, seconded by John Aubrey to authorize up to \$600.00 to hire the sheriff patrol on 10/31 from 7pm to 3am and on 12/31 from 7pm to 3am. Motion unanimously carried.
- **Property Management:** Report attached.
- **Welcoming and Communications Committee:** Gail Edwards announced that she has a new volunteer on her committee. They delivered 14 new baskets this month. Discussion about welcome baskets determined that the HOA could pay for the container to place the items in and the cost of any printed material related to the board that is appropriate, but nothing more. The rest would need to come from sponsors.
- **Modifications Committee:** Modifications Committee report attached. Diane Kocienda will be working with Gail Edwards to include helpful information in the welcome baskets. Discussion on height restrictions, Motion by Diane Kocienda to allow 4 ft shrubs and hedges in the front yard and 8 ft on the sides and back. No second to the motion, motion failed.

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

**Administrative Committee:** Bill Humphrey stated that the committee hasn't met since last month, will have more to report at the next meeting.

**Deed Restrictions Enforcement Committee:** No fines were recommended this month. Mark McGovern was not in attendance. DeeDee announced that the hearing notices have been sent for the September 5<sup>th</sup> hearing date.

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

Diane Kocienda arrived at 7:15PM.

**VI. New Business:** The Board discussed the insurance waiver for Spectrum. They agreed to continue using Spectrum until a replacement is found.

The Board discussed the late fee process and it was decided that John Aubrey and Kat in Orlando would decide whether fees should be waived based on reasonable explanation and track history.

The number of for sale signs permitted on a lot is not specified in the documents. Diane will write up a standard to allow 1 sign in the front yard only. She will discuss further with her committee and address at the next meeting.

Jay Demyan arrived at 7:35PM.

Bill Humphrey recommended having the Safety and Security committee look into amending the parking rules. He suggested allowing parking on only 1 side of the street in areas and to create no parking zones in other areas. John Aubrey recommended allowing the traffic engineering company explore this more and advise the board. Bill will contact them to arrange survey.

Bill Humphrey announced that the Zydor Case has been rescheduled for September 9<sup>th</sup> at 2:30PM. We are operating under the basis that we are going to trial. If it doesn't go to trial we will try to get an injunction to have the tiki hut removed. Motion by John Aubrey, seconded by David Jones to allow Jay Deyman or Hank Power the authority to settle. Motion unanimously carried.

Motion by Jay Demyan, seconded by Gail Edwards to authorize up to \$8500.00 to install 14,000 sq. Ft of sod on Tamarind Blvd. All in favor except David Jones, John Aubrey stepped out of the meeting. Motion carried.

Motion by Jay Demyan, seconded by John Aubrey to spend up to \$3300.00 to paint the guardshack, columns and bathroom at the Greenridge entrance. Motion unanimously carried.

Motion by Jay Demyan, seconded by John Aubrey to send a no solicitation letter to the storeowners in the Fox Wood Commerce Park. Motion unanimously carried. DeeDee and Jay will work on wording and keep the letter friendly.

A short discussion about the Board's unhappiness with the current Attorney Zacur. The Administrative committee will discuss other options for next year at their next meeting.

# Fox Wood at Trinity

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COMMUNITY ASSOCIATION, INC.

John Aubrey will discuss how overpayments are applied and refunded with Kat.

DeeDee will obtain date that records can be expected so the storage fee can be stopped.

Bill Humphrey appointed Colleen Fontana as the Committee Chair and Tim Gibson and Scott Holcomb as members of the committee. Bill will speak with two other volunteers and advise if they are willing to participate.

**VII. Adjournment:** There being no further business, John Aubrey made a motion to adjourn at 8:45PM, seconded by Jay Demyan. The motion carried.

Respectfully submitted,

DeeDee Rodriguez, LCAM