

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Trinity Outpatient Center
2101 Trinity Oaks Blvd.
Trinity, Florida 34655
September 28, 2006

I. Roll Call: Directors present: Bill Humphrey, David Jones, John Aubrey, Gail Edwards and Wendy Dong, Jay Demyan, Hank Power and Diane Kocienda. 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 6:35 PM.

II. Affidavit of Notice: Meeting was posted at both entrances and exits on 9/26/06. The meeting date was also published in the Sly Fox newsletter and mailed out to each of the residents.

III. Approval of Previous Minutes: Minutes from the Board of Directors Meeting held on August 24, 2006, were approved via motion from Hank Power, seconded by Diane Kocienda. Motion unanimously carried.

IV. Committee Reports:

- **Finance Committee:** John Aubrey gave brief overview of the financial report. Motion by John Aubrey, seconded by Jay Demyan to approve the August financials. Motion unanimously carried. Motion by John Aubrey, seconded by Hank Power to proceed with foreclosure action on Hassemair Motion unanimously carried. Motion by John Aubrey, seconded by Hank Power to proceed with foreclosure action on Kobrick. Motion unanimously carried. Motion by John Aubrey, seconded by Hank Power to file 9 liens in accordance with the Accounts Receivables summary. Motion unanimously carried. 2007 Budget discussion. Motion by Hank Power, seconded by Wendy Dong to keep HOA dues at \$96.00 per quarter. Vote was tied/ failed. Motion by David Jones, seconded by Gail Edwards to increase dues for 2007 to \$105.00 per quarter. All in favor except John Aubrey. Motion Carries.
- **Safety and Security Committee:** David Jones had nothing to report.
- **Property Management:** Irrigation upgrades by Omni are complete.
- **Welcoming and Communications Committee:** Gail Edwards announced that she has 5 new members. Her report is attached. Motion by Gail Edwards, seconded by Hank Power to spend \$190.95 for boxes for the welcome package material. Motion unanimously carried.
- **Modifications Committee:** Modifications Committee report attached. Motion by John Aubrey, seconded by Hank Power to allow 2 for sale signs on each lot. All opposed except Hank Power and John Aubrey. Motion Failed.

Administrative Committee: Bill Humphrey had nothing to report.

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Deed Restrictions Enforcement Committee: Mark McGovern announced that the last hearing was held on September 5th. 3 notices were sent. The DREC recommended waiving fines for 2026 Meadow Rue and 10505 Peppergrass. They recommended fining 1843 Winsloe \$100.00 for past occurrences of their Jet Ski violation. Motion by Diane Kocienda, seconded by Jay Demyan to accept the recommendation of the DREC. Motion by Hank, seconded by Diane to suspend the fine and notice them that the fine was waived pending no further violations. Motion unanimously carried.

Motion by Jay Demyan, seconded by Hank Power to allow the Super Nanny to come into the community based on the fact that it's a family show and allow them to work. All in favor except John Aubrey. Motion Carried.

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

VI. New Business: The Board discussed the possibility of closing the gates 24/7. Gail Edwards announced that she will gather more data based on other communities similar in size and present to the board at a later date.

DeeDee provided Diane Kocienda the latest correspondence from Tello with regard to his driveway violation.

Motion by John Aubrey, seconded by Gail Edwards to allow Mitchell High School to sell Poinsettias in the community at the Pavilion Park on November 24th until 1:00PM and November 25th from 12:00- 4:00PM. Motion unanimously carried.

Motion by Gail Edwards, seconded by Hank Power to sign the insurance waiver for Spectrum Property Services which will only be valid through the end of October. All in favor except David Jones, Wendy Dong and John Aubrey. Motion carried.

Motion by Hank Power, seconded by Jay Demyan to sign the insurance waiver for AAA Equipment. Motion carried.

Motion by David Jones, seconded by Hank Power to pay the outstanding invoice to Outdoor Solutions for the sod installation. Motion unanimously carried.

VII. Adjournment: There being no further business, John Aubrey made a motion to adjourn at 9:23PM, seconded by Jay Demyan. The motion carried.

Respectfully submitted,

DeeDee Rodriguez, LCAM

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