

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

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

I. Roll Call: The meeting was called to order at 6:30 P. M. by President Jay Demyan. Directors present: Mike Morganti, Diane Kocienda, Hank Power, Ron Breton, Bill Humphrey, John Aubrey, Sandra Haynes-Thomas and Jay Demyan. David Jones was absent. A quorum was established. Al Freda, PCAM, Resource Property Management joined the meeting at 6:50 PM.

II. Affidavit of Notice: Meeting was posted at both entrances and exits on 12/26/06.

III. Approval of Previous Minutes: Minutes from the Board of Directors Meeting held on November 30, 2006 at 5:30 P. M. were approved unanimously on motion by Diane Kocienda, second by Hank Power. Minutes from the Board of Directors Meeting held on November 30, 2006 at 7:08 P. M. were approved unanimously on motion by Hank Power, second by Mike Morganti.

IV. Committee Reports:

Finance Committee, John Aubrey: The Financial Reports for November, 2006 were discussed.

On motion by John Aubrey, second by Sandra Haynes-Thomas, the reports were approved unanimously.

On motion by John Aubrey, second by Hank Power, the Board directed that the Treasurer deposit 50% of any under run of the 2006 Budget into the Reserve Account, to be allocated to the specific reserve balance(s) as the Treasure determines appropriate. Balance of the under run shall be available for 2007 expenditures to be approved by the Board. Motion carried unanimously.

The President announced that David Jones will chair the Finance Committee in 2007.

Property Management, Jay Demyan: Jay announced that the walls in The Crossings and Cameron's Pointe are scheduled for painting in the Spring of 2007. The signs at the Green Ridge park and the Tamarind Park will be painted to the new color scheme at that time. Jay announced he will be turning the Property Management Committee over to Hank Power shortly as soon as some of the details of the projects with Omni Irrigation are completed.

Modifications Committee, Diane Kocienda: Diane will be providing the new management company with a list of all the open fence issues for follow up. The house on Terralyn with the painting issue is coming to the next Modifications meeting to present his request for non-standard colors.

Welcoming and Resident Communications: Jay announced that Sandra Haynes-Thomas will chair this committee and that Gail Edwards will continue on the committee as a member.

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Safety Committee: Jay announced that Ron Breton will chair this committee.

Administrative Committee – John Aubrey: John reported that the Administrative Committee had agreed that committees will consist of no more than two board members, with other members to be recruited from the community. The committee chair has the responsibility of recruiting members and encouraging participation from the community as a means for building a base of involved residents who will be potential future board members. John also stated that it is very important that we follow a “chain-of-command” concept in communicating among ourselves. Board members with questions or issues should take their concern to the appropriate committee chair who will deal with the matter or refer it to the President or the Management Company. Al Freda agreed he would prefer to talk to the responsible committee chair on issues related to a particular committee rather than force all communications to go through a single point of contact (the President).

Special Projects: Jay announced that Mike Morganti and Bill Humphrey would be the members of this committee.

Deed Restrictions: Jay announced that Mark McGovern will be working with Al Freda getting ready for the next Deed Restrictions hearing committee meeting scheduled for 1/15/07. Letters must be mailed to residents by 1/2/07 to satisfy the notice requirements. There are several holdover cases that will be brought to hearing, including the house on Edelweiss Loop that has received three notices for material sotred in the yard.

New Business:

1010 Code: Jay discussed issues related to the Gate Access Code 1010, originally provided for Emergency Vehicle Access. This code is no longer needed because we have the SOS system. Because the code is widely known, Jay recommended it be removed. The Board agreed and asked Al Freda to make the change and to notify the newspaper delivery carriers for St. Petersburg Times and Tampa Tribune and the Pasco County Emergency Services of the change. Jay will post a notice on the access boxes notifying users that the code will be removed.

Directional Signs: Jay pointed out that the signs originally installed by the developer giving directions to enclaves within Fox Wood had fallen into disrepair and suggested they were no longer needed. He recommended we remove them. The Board agreed and asked Al Freda to arrange for their removal.

On motion by Hank Power and second by Diane Kocienda, the Board unanimously voted to adjourn at 7:55 P. M.

Michael Morganti,
Secretary

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