

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity Outpatient Center  
2102 Trinity Oaks Blvd.  
Trinity, Florida 34655  
February 28, 2008

**I. Roll Call:** The meeting was called to order at 6:35 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Todd Zimmerman, Mike Morganti, Bill Humphrey and Jay Demyan. Ron Breton and David Jones were not present. A quorum was established. Alberto Freda and Susan Hunt from Resource Property Management were also present.

**II. Affidavit of Notice:** Meeting notice was posted at both entrances and exits on 2/26/08.

**III. Approval of Previous Minutes:** A motion was made by Mike Morganti and seconded by Diane Kocienda to approve the Meeting Minutes from the January 24, 2008 Board Meeting. The motion carried unanimously.

### **IV. Status Reports:**

**Finance Committee** - Todd Zimmerman discussed the January 2008 and December 2007 financial statements. A motion was made by Todd Zimmerman and seconded by Bill Humphrey to approve the December and January financial statements. The motion carried unanimously. Motion was also made by Todd Zimmerman and seconded by Mike Morganti to approve the rollover of the February 2008 CDAR which matured on 2/21/08. The motion carried unanimously.

**Modification Committee** - Diane Kocienda provided her report in the committee update emailed to all Board members.

**Grounds Committee** - Mike Morganti discussed the Valley Crest proposal to extend the drainage at the Tamarind playground. A motion was made by Mike Morganti and seconded by Diana Kocienda to accept the Valley Crest bid for \$940.00. The motion carried unanimously.

Mike Morganti also discussed the Valley Crest proposal to remove and replace dead turf. A motion was made by Mike Morganti and seconded by Diana Kocienda to accept the Valley Crest bid for \$4,448.00. The motion carried unanimously.

The Board discussed installing a speed-monitoring device in the community. A motion was made by Mike Morganti and seconded by Diane Kocienda to approve this device for \$1,500.00. The motion carried unanimously.

**Safety Committee** - The Board discussed putting amber reflectors in the roadway at Cameron's Point & Winsloe, adjacent to the yellow lines after the lines are repainted with reflective paint. A motion was made by Mike Morganti and seconded by Bill Humphrey to approve this work for \$400.00.

**V. Managers Report:** Al Freda read from the Manager's Report dated February 28, 2008.

A motion was made by Mike Morganti and seconded by Diane Kocienda to approve the proposal from Welch Tennis to reline the Basketball court. The motion carried unanimously.

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### Resource Property Management

28100 US Hwy 19 North, Suite 305 Clearwater, FL 33761  
Telephone: 727-796-5900, Fax: 727-796-5011

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## VI. New Business:

**Gate Repairs:** The Board discussed two separate accidents that occurred at the Greenridge entrance to the community.

Accident "A" happened on January 29, 2008 due to a reckless driver. Someone hit the Greenridge fence and damaged the shrubbery. A motion to approve the estimate for \$650.00 by McConnie Fence for repair work was made by Diane Kocienda and seconded by Todd Zimmerman. The motion carried unanimously. A motion was also made by Diane Kocienda and seconded by Todd Zimmerman to accept a proposal for \$645.00 to repair the fence by McConnie. This motion carried unanimously.

Accident "B" happened on February 6, 2008. Jay Demyan discussed that a Brighthouse contractor hit the Greenridge gate as it was closing. A motion was made by Diane Kocienda and seconded by Mike Morganti to accept the repair work to be completed for \$870.00 with a service charge of \$88.50. The motion carried unanimously.

**Legal Updates/Collections:** The Board discussed the following delinquent accounts: 2312 Edelweiss Loop, 9842 Balsaridge Ct., 1826 Cardamon Dr., 1921 Tilden Pl., currently owned by the bank, 1743 Roseroot Ct., currently owned by the bank. A motion was made by Todd Zimmerman and seconded by Mike Morganti to send the above Homeowners to the attorney for lien. The motion carried unanimously. 9909 Balsaridge Ct. was also discussed and a motion was made by Todd Zimmerman and seconded by Mike Morganti to send this address to the attorney for lien after March 5, 2008. The motion carried unanimously.

**Tarragon Resurfacing Project/Security:** Jay Demyan read Ron Breton's report regarding the Tarragon resurfacing project. In discussion, it was mentioned that a CIS officer may benefit the Tarragon sub-division for the two days of expected work on March 10<sup>th</sup> & March 11<sup>th</sup>, working in two shifts of 8AM-4PM & 4PM-12Midnight. A motion was made by Mike Morganti and seconded by Diane Kocienda to approve the CIS officer for coverage on the above dates in the amount of \$750.00. The motion carried unanimously.

**Deed Restrictions:** Mark McGovern read his report from the Deed Restriction Enforcement Committee Meeting held February 5, 2008. The following Homeowners were called to hearing and did not attend: 9909 Balsaridge, 1921 Tilden, and 1838 Linton. A motion was made by Bill Humphrey and seconded by Diana Kocienda to fine \$100.00 immediately and \$100.00 every 15 days until property is brought into compliance. The motion carried unanimously.

The Board also discussed the following Homeowners called to hearing: 1822 Arturus, 1924 Winsloe, and 1918 Terralyn. A motion was made by Bill Humphrey and seconded by Diane Kocienda to fine \$100.00 immediately and \$100.00 every 30 days until the property is brought into compliance. Diane Kocienda opposed, this motion carried.

Also proposed was a motion by Diane Kocienda to amend the October 2007 Meeting Minutes to include an email vote to cut the properties listed at 2010 Larissa Ct., 1749 Citron Ct. and 1951 Cardamon Dr. The motion was seconded by Todd Zimmerman and passed unanimously.

In discussion, a motion was made by Mike Morganti for cutting and maintenance for work that was performed in July of 2007 at 10531 Gooseberry Ct., 1749 Citron Ct. and 1802 Roseroot Ct. The motion was seconded by Todd Zimmerman and carried unanimously.

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**DSL Service:** The Board discussed installing a DSL line for security cameras in Tamarind. A motion was made by Mike Morganti and seconded by Diane Kocienda to approve the DSL installation. Bill Humphrey opposed. The motion carried.

The Board also discussed they are considering installing a camera system in Greenridge. A motion was made by Mike Morganti and seconded by Diane Kocienda, to spend up to \$5,500.00 for this work to be done. Bill Humphrey opposed. The motion carried.

A motion was made by Mike Morganti and seconded by Diane Kocienda to approve the installation of the DSL line for the camera system. Bill Humphrey opposed. The motion carried.

The Board heard from one homeowner in attendance Dick Schwartzman, who wanted to know if we could resolve a noise issue with a neighbor. The Board advised that this is a neighbor to neighbor issue and we do not get involved.

There being no further business, a motion was made by Diane Kocienda, seconded by Todd Zimmerman to adjourn the meeting. The motion carried and the meeting adjourned at 8:38 PM.

Respectfully submitted,  
Al Freda  
LCAM Property Manager