

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
January 24, 2008

I. Roll Call: The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, David Jones, Todd Zimmerman, Mike Morganti, Ron Breton, Bill Humphrey and Jay Demyan. 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 1/22/08.

III. Approval of Previous Minutes: A motion was made by Mike Morganti and seconded by Bill Humphrey to approve the Meeting Minutes from the November 29, 2007 Board Meeting. The motion carried. Diane Kocienda made a motion to approve the November 29, 2007 Organizational Meeting Minutes. The motion was seconded by Bill Humphrey and was unanimous. A motion to approve the amended Meeting Minutes from the December 6, 2007 Board Meeting was made by Diane Kocienda and seconded by Mike Morganti. The motion carried.

IV. Status Reports:

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

Grounds Committee – Mike Morganti, reported that the board was having the Greenridge pavilion roof inspected. The Greenridge Park and gazebos were also discussed. Zephyr Stripe N' Seal has started the street repairs as outlined in the report by Mr. Morganti. Asphalt Restoration (ART) is scheduled to start next week in the Tarragon sub-division.

Safety Committee – Ron Breton provided his report via email to all Board members and is attached to these minutes.

Deed Restriction Enforcement Committee – Mark McGovern read from the report for the November 2007 DREC Hearing. Addresses referenced:

9909 Balsaridge – the homeowner did not attend for the meeting. DREC is recommending a \$100.00 fine for the deed restriction violation with 15 days to correct. An additional \$100.00 will be added every 15 days up to the maximum allowable fine of \$1,000.00 if not corrected.

10429 Tecoma - the homeowner did not attend the meeting. DREC is recommending a \$100.00 fine for the deed restriction violation with 15 days to correct. An additional \$100.00 will be added every 15 days up to the maximum allowable fine of \$1,000.00 if not corrected.

1729 Winsloe - the homeowner did not attend the meeting. DREC is recommending a \$100.00 fine for the deed restriction violation with 15 days to correct. An additional \$100.00 will be added every 15 days up to the maximum allowable fine of \$1,000.00 if not corrected.

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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1810 Winsloe – DREC recommended a reinspection of the property by Linda Aubrey. If the issue has not been addressed, an immediate fine of \$100.00 should be assessed.

A motion was made by Bill Humphrey and seconded by Diane Kocienda to accept the recommendations of the DREC for these addresses. The motion carried unanimously.

V. Managers Report: Al Freda read from the Manager's Report dated January 24, 2008.

A motion was made by Bill Humphrey and seconded by Mike Morganti to approve the proposed repair work by Florida Southern Roofing for the Greenridge Park pavilion roof. The motion carried unanimously.

Mike Morganti made a motion to move the Fidelity Bond and D&O coverage from their current insurance agent to Willis of Florida. The motion was seconded by Diane Kocienda and carried unanimously.

Todd Zimmerman made a motion to approve the November 2007 Financial Statement as published. The motion was seconded by Mike Morganti and carried unanimously.

VI. New Business:

Legal Updates: Discussion ensued regarding Anne Malley's report from Golson Law Firm. A motion was made by Bill Humphrey and seconded by Diane Kocienda to use Tom Osborne, CPA for the year-end review. The motion carried unanimously. Jay Demyan discussed lot #688 and whether the Board would recommend that this be sent to small claims court. A motion was made by Diane Kocienda and seconded by Mike Morganti to be sent to small claims court and to start the arbitration process to correct the violations. The motion carried unanimously.

A discussion ensued regarding the tinting of the Guard Shack windows at Greenridge. A motion was made Bill Humphrey and seconded by Diane Kocienda to allow the Board president, Jay Demyan to approve the tinting of the Guard Shack windows upon receipt of the proposal. The motion carried unanimously.

VI. Homeowner Questions & Input:

There was an open floor discussion regarding the issue of speed tables and additional signs to regulate the speed limit within the community. Mr. Demyan stated that the additional security cameras at Tamarind Park pavilion seemed to be reducing the amount of teenage vandalism. Also addressed was the issue of the lift station at the end of Eveningwood and the possibility of adding irrigation with reclaimed water as the grass and landscaping is extremely dry.

There being no further business, a motion was made by Diane Kocienda, seconded by David Jones to adjourn the meeting. The motion carried and the meeting adjourned at 8:13 PM.

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