

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Fox Hollow Country Club
10050 Robert Trent Jones Blvd.
Trinity, Florida 34655
January 25, 2007

I. Roll Call: The meeting was called to order at 6:30 PM by President Jay Demyan. Directors present: Jay Demyan, Diane Kocienda, John Aubrey, Michael Morganti, Ron Breton, Bill Humphrey, David Jones and Hank Power. A quorum was established. Al Freda of Resource Property Management was also present.

II. Approval of Previous Minutes: Minutes from the Board of Directors meeting held on December 28, 2006 were approved unanimously on a motion by Bill Humphrey, seconded by Jay Demyan. All were in favor.

III. Committee Reports:

Modifications Committee: Diane Kocienda discussed issues from a previous meeting regarding two homeowners who submitted applications to paint their homes but the colors were denied. One of the owners submitted the application for approval after the house was already painted.

Safety Committee: Ron Breton discussed the woman who is directing traffic at the bus stop. The Sheriff's department was called and deputy came out to speak to the woman. The problem seems to be resolved at this point. Ron recommended another crosswalk be put on Greenridge. The Board will take this under advisement.

Bill stated that "CIS" not ticketing cars parked improperly or overnight.

The Board discussed placing towing signs at entrance. Al Freda discussed statutes on towing and also recommended reviewing documents as they relate to towing.

Property Management Committee: Jay Demyan announced that Hank Power will chair this committee. Hank stated that there are irrigation repairs needed in the community, which will be reviewed by the committee. Hank also stated that Resource Property Management is seeking bids for painting the walls in The Crossings and Cameron's Pointe.

Welcoming and Resident Communications: Jay Demyan announced that there are 7 new residents that the committee will be welcoming to the community.

Finance Committee: The year-end statements have been provided to Resource Property Management from Melrose Management.

John Aubrey confirmed that \$9500 was moved from the operating account to the reserve account.

A motion was made by John Aubrey, seconded by Diane Kocienda to approve the year-end financial statement. The motion carried unanimously.

Mr. Aubrey further announced that there are no liens currently on any homes in the community.

Resource Property Management

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A motion was made by John Aubrey, seconded by Bill Humphrey to send lien notices to the following 6 unit owners: Mackay, Satinoff, Weibel, Hobson, Stricker, and Sturm. Motion passed unanimously.

Al Freda announced maintenance refund checks will be out to approximately 30 unit owners next week.

Deed Restrictions: Al Freda discussed his meeting with Mark McGovern regarding procedures for deed restrictions. Deed restriction letters have been sent out, and Al is waiting to receive the dates of the monthly meetings. The Board discussed fence violations that have not yet been resolved. The unit owners will be brought back to hearings and fined.

IV. Managers Report: Al Freda read the manager's report from January 25, 2007. The report is attached to the minutes.

V. New Business:

Property Insurance: Al Freda stated that the insurance appraisal was complete and sent to Iler Wall & Shonter and Sandbergen Insurance for new quotes.

A motion was made by John Aubrey, seconded by Diane Kocienda to spend \$800 on the appraisal. Motion passed unanimously.

A motion was made by Michael Morganti, seconded by Jay Demyan to allow the administrative committee to review the appraisal and make the appropriate decision regarding the purchase of insurance. Board discussion ensued. Bill Humphrey and Hank Power opposed the motion. Motion passed by a 6-2 vote.

Well Installation: The Board directed Resource Property Management to obtain bids to install irrigation wells.

Coupon Books: A motion was made by Hank Power, seconded by Jay Demyan to go from the current quarterly statements to coupon booklets for maintenance fee payments. Motion passed unanimously.

Cameron's Point & The Crossing Walls: The Board discussed and directed Resource Property Management to obtain bids to paint the walls at Cameron's Point and The Crossings.

There being no further business, a motion was made by Hank Power, seconded by Bill Humphrey to adjourn. The motion carried unanimously and the meeting was adjourned at 8:20 PM.

Submitted by,
Mike Morganti
Secretary, Fox Wood at Trinity Community Association