

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Fox Hollow Country Club
10050 Robert Trent Jones Blvd.
Trinity, Florida 34655
July 26, 2007

I. Roll Call: The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, John Aubrey, Hank Power, David Jones, and Jay Demyan. Directors absent: Sandra Haynes Thomas, Bill Humphrey and Ron Breton. A quorum was established. Kathy Schafer and Susan Hunt from Resource Property Management (RPM) were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on 7/24/07.

III. Approval of Previous Minutes: Minutes from Board of Directors meeting held on June 28, 2007, at 6:30 P.M. were approved unanimously on motion by Mr. Power, seconded by Mr. Demyan.

IV. Committee Follow-up Reports: Mr. Power reported on the proposals submitted by Valley Crest for mulching and additional landscaping for the Kiddy Park at Cameron's Pointe. The recommendation was made to proceed with the improvements as outlined in the proposals as they fall under general maintenance. A motion was made by Mr. Aubrey, seconded by Mr. Morganti to accept the proposals. The motion was carried unanimously.

Mr. Morganti reported on Special Projects. A discussion was held regarding the mailbox issues since the majority of them have already been moved by the Post Office. Mr. Morganti has been in contact with the post office and has spoken to a supervisor regarding irrigation lines and other issues stemming from the move. Also, there remains an issue of the mailboxes being replaced with a non-standard mailbox as outlined in the Architectural Standards. Mike is awaiting a call back from the post office to follow up on these.

The well at the front of the property was also discussed. Aloha Utilities agreed, in conjunction with the Master Association, to run reclaimed water for the plant beds and common areas. Jay Demyan and Mike Glover are working to get this done.

Ms. Kocienda presented her report from the Modifications Committee. Additional letters still need to be sent in follow up on items installed without prior approval from her list. Resource is working to address all the items as reported by Ms. Kocienda and send additional letters as needed to complete the her list. Ms. Kocienda also discussed the issue of hurricane shutters being put down without prior approval, or without warning of a storm. Outstanding fence violators were sent letters inviting them to attend the August 7th Hearing. The violation log was discussed and will now be updated and emailed to the BOD and Committee members each Friday.

John Aubrey reported on the June financial report prepared by RPM and the Audited financial statement prepared by the Association's CPA. A motion was made to approve the Auditor's review by Mr. Power, seconded by Mr. Aubrey. The motion carried unanimously. Discussion ensued regarding the status of the taxes for Fox Wood. Erika Vetter of RPM will get the information from CPA Tom Osborne.

David Jones reported on the 2008 budget. The budget was formatted by David using RPM's account numbers. Manger Al Freda will assist with some line items/sections for the Board. Also, a notice will be placed on the website regarding the changes in the Lien and Foreclosure process.

Resource Property Management

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Safety/Security issues were addressed by Mr. Demyan. Halloween, New Year's and Thanksgiving were specifically addressed for coverage by an off-duty Sheriff. The police were not onsite for the 4th of July holiday due to scheduling conflict. The Board will consider specifications for security on those special occasions.

Also addressed by Mr. Demyan was the water fountain in the Tamarind Park and why it had not been moved as of yet. Drinking fountains at both parks need to be repaired. The Dog Station is in from Peachtree and needs to be put up. The first line item on the Electrical bid from Dunedin Electric needs to be done ASAP. Additional contractors will need to bid on the electrical work. The quote from Accurate was discussed regarding security cameras and was deemed too expensive. A homeowner in community will give a quote for security cameras.

Additional items discussed –

- 1) Sand in Sandbox at Park was OK'd for install (see quote from Valley Crest)
- 2) Bhatia Grass OK'd to install (see quote from Valley Crest)
- 3) Install St. Augustine Grass at the pump (see quote from Valley Crest)

V. Managers Report: Kathy Schafer read from the Managers Report dated July 26, 2007 (prepared in advance by Al Freda) and is attached to these minutes.

VI. Old Business:

Legal- The House Hunters contract was discussed and a motion was made to approve by John Aubrey, seconded by Mike Morganti. The motion was carried unanimously.

Financial- No specific issues were addressed.

Violations - Gary Wilner reported for the DREC. Hearing reports for June and July were read. A recommendation was made to remove 1753 Citron from the fines list with no fine at this time, but any further violations will result in a fine of \$100 per occurrence up to a \$1000 maximum. A fine of \$100 will be assessed against 1843 Winsloe for failure to appear, plus \$100 per occurrence up to a \$1000 maximum if seen again on the motor scooter. A motion was made by Mr. Morganti, seconded by Mr. Aubrey and carried unanimously to fine those individual according to the DREC recommendations. Additionally, the DREC recommended to the Board that fines be assessed to all the owners that did not appear at the DREC's July Hearing regarding lawn issues. A motion made by John Aubrey, seconded by Mike Morganti and carried unanimously to fine those individuals. The July DREC minutes will be attached to the July minutes. Susan Hunt will follow through and send letters with copies to the board's attorney, Anne Malley.

VII. New Business: Invoices from Valley Crest for individual owner lots should be forwarded to the homeowners for immediate payment. Discussion ensued regarding the striping of three (3) roads with a center line in an effort to reduce speeding.

There being no further business, a motion was made by John Aubrey, seconded by Hank Power and all were in favor to adjourn the meeting at 8:00 P.M.

Respectfully submitted on behalf of the Association Secretary,

Kathy Schafer, Recording Secretary
