

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
June 28, 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, Bill Humphrey, David Jones, and Jay Demyan. Directors absent: Sandra Haynes Thomas and Ron Breton. A quorum was established. Al 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 6/23/07.

III. Approval of Previous Minutes: Minutes from Board of Directors meeting held on May 24, 2007, at 6:30 P.M. were approved unanimously on motion by Hank Power, seconded by Mike Morganti. The motion carried unanimously.

IV. Committee Follow-up Reports: Mike Morganti reported the Twinberry wall is complete. Some sections need painting. The well is in and should be operational by Tuesday or Wednesday of next week. Omni will be out after the electrician has completed his portion of the job. Also issues were discussed regarding the inquiries about the mailboxes and residents having to move their boxes.

V. Managers Report: Al Freda read from Managers Report dated June 28, 2007 and is attached to these minutes. Motion was made by Hank Power to secure \$1305.00 (per Valley Crest proposal) for landscaping of the lift station on Winsloe. Motion was amended to the type of plants being appropriate for the conditions and as deemed appropriate by the landscaper by Hank Power, seconded by Bill Humphrey and carried unanimously.

VI. Old Business:

Legal- Mr. Aubrey made a motion to release 2242 Edelweiss Loop from the lien claim, seconded by Bill Humphrey and carried unanimously.

Financial- Mr. Aubrey made a motion to approve the Financial from May 2007, seconded by Hank Power and carried unanimously.

Violations- Mr. Aubrey moved to accelerate the collections and attorney's fees for liens, seconded by Mike Morganti and carried unanimously. Mr. Aubrey also moved for the 45 day letters to be sent to people marked in yellow on his report ((lots numbered 034, 048, 121, 156, 143, 145, 154, 223, 245, 265, 300, 337, 360, 396, 448, 479, 516, 551, 558, 596, 606, 620, 621, 637, 638, 654, 659, 662, 682, 690, 696, 698, 703, 722, 743, 751, 758, 759, 776, 780, 801, 817, 820, 838, 864, 895, 904, 906, and 911), seconded by Mike Morganti, Motion passed unanimously.

Resource Property Management

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VII. New Business: Mr. Demyan discussed the potential for added patrol for the 4th of July by the Sheriff's Department.

Mike Morganti also made a motion to approve \$1000.00 for dog waste stations at all (3) parks as discussed, seconded by Diane Kocienda. A vote was taken and the motion failed. A new motion was made by Mike Morganti to secure \$350.00 for one dog waste station as a trial at the Tamarind Park, seconded by Diane Kocienda. The motion passed unanimously.

Karen Kerns reported from the newly created Fox Wood Cares Committee. She discussed the possibility of the installation of a bulletin board at the Tamarind Park.

There being no further business, a motion was made by Mr. Aubrey, seconded by Mr. Power and all were in favor to adjourn the meeting at 7:45 P.M.

Respectfully submitted on behalf of the Association Secretary,

Alberto Freda, Recording Secretary