

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
March 22, 2007

I. Roll Call: The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, John Aubrey, Mike Morganti, Hank Power, David Jones, and Jay Demyan. A quorum was established. Lanina Hajash from Resource Property Management was also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on 3/20/07.

III. Approval of Previous Minutes: Minutes from Board of Directors meeting held on February 22, 2007, at 6:30 P.M. were approved unanimously on motion by Hank Power, seconded by Mike Morganti. The motion carried unanimously.

Al Freda, from Resource Property Management, and Mark McGovern joined the meeting at 6:40 P.M.

IV. Managers Report: Al Freda read from Managers Report of March 22, 2007.

John Aubrey announced he will request a proposal for the year end financial review from Tom Osborne.

V. Old Business:

Legal Issues: A second letter was sent to Richard Bloom, 1544 Crossvine, and he has since taken the chain across his driveway down.

The owners of 10531 Gooseberry seem to have taken care of the tow truck violation, but remain in violation with the garbage cans and a ladder stored on the side of the house.

A motion was made by Mike Morganti, seconded by John Aubrey, the Board will move to arbitration on 10531 Gooseberry. The motion passed unanimously.

Toyann Quirk, 1735 Crossvine, still refuses to fill the trench in her yard. A motion was made by Diane Kocienda, seconded by John Aubrey to file arbitration against 1735 Crossvine. The motion passed unanimously.

Director, Bill Humphrey joined the meeting at 7:05 P.M.

Mark McGovern read the minutes from DREC hearing and discussed the parking violations for 1822 Loch Haven and 10308 Tecoma. Neither owner attended the hearing.

A motion was made by Bill Humphrey, seconded by Mike Morganti, to accept the recommendation of the DREC to impose a fine \$100 for each additional violation up to \$1,000 for any additional parking violations by these owners. The motion passed unanimously.

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A motion was made by Diane Kocienda, seconded by Hank Power, to accept the maintenance agreement written by Anne Malley for the Twinberry/Tamarind wall. The motion passed unanimously.

Wall Painting: Al Freda announced painting project is to begin April 9, 2007.

Financial Statement: On motion by John Aubrey, seconded by Mike Morganti, the February financial statement was approved unanimously.

A motion was made by Diane Kocienda, seconded by Hank Power, to accelerate payments on 10531 Peppergrass. The motion passed unanimously.

A motion was made by John Aubrey, seconded by Hank Power, to pay the outstanding fees owed to Melrose Management. The motion passed unanimously.

A motion was made by Diane Kocienda, seconded by Hank Power, to pay \$1000.00 to Park Central for the installation of holiday lights.

File Sharing: General discussion ensued regarding the file sharing system. The Board members now have home access and a password to use for Soflex system. The Board suggested having separate passwords for each Board member.

VI. Homeowners Questions: Mark McGovern mentioned that the concrete slab at the lake is getting worse and asked what can be done. Jay Demyan suggested sending the letter received from SWFMD to Anne Malley for review. The Board also discussed contacting the Master Association regarding this issue.

There being no further business, a motion was made by Hank Power, seconded by Diane Kocienda, to adjourn the meeting at 7:20 P.M. The motion passed unanimously.

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