

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity Outpatient Center  
2102 Trinity Oaks Blvd.  
Trinity, Florida 34655  
May 22, 2008

**I. Roll Call:** The meeting was called to order at 6:30 P. M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, David Jones, Ron Breton, Jay Demyan, and Todd Zimmerman. Bill Humphrey was absent. A quorum was established. Linda Aubrey from Resource Property Management stood in for Al Freda.

**II. Affidavit of Notice:** Meeting notice was posted at both entrances and exits on May 20, 2008.

**III. Approval of Previous Minutes:** A motion by Mike Morganti and seconded by Todd Zimmerman to approve the Meeting Minutes from the April 24, 2008 Board meeting. The motion carried unanimously.

**IV. Financial Report:** Todd Zimmerman made a motion to accept the April 2008 Financial Statement, Mike Morganti seconded the motion, motion carried unanimously. Todd Zimmerman also made a motion to roll over a CDR coming due for the same time period and best available rate. The motion was seconded by Mike Morganti and was carried unanimously.

**V. Auditors Report:** The report done by Thomas Osborne, CPA was discussed and decided that further information was required before the Board could accept and approve. Todd Zimmerman will contact Thomas Osborne to review information and present to the Board at the next meeting.

### **VI. Status Reports:**

**Modifications Committee** – Diane Kocienda provided her report in the committee updated emailed to all Board members.

**Safety & Security Committee** – Ron Breton provided his report emailed to all the Board members. Mike Morganti made a motion for Suncoast Graphics to add 15 signs. 14 signs for “No Fishing/No Swimming” to be installed around the community ponds. 1 sign to read “School Bus Stop Ahead” to be installed on Winsloe Drive (near 2528 Winsloe Dr.). The cost including signs, posts and installation is \$2,000. David Jones seconded this. Discussion ensued as to the appropriateness of hiring Suncoast Graphics, of which Mr. Breton is a principle, to supply the signs. The board agreed that there was no conflict of interest since full disclosure was given regarding Mr. Breton’s connection to Suncoast, the urgency of installing these signs warranted hiring Suncoast and the fact that there was no difference in price from the others bidding on the project. The motion carried unanimously. Ron Breton made a motion to hire a Pasco County Sheriff Deputy for July 4<sup>th</sup> and 5<sup>th</sup> for 8-hour shifts on each night at a total cost of \$496.00. David Jones seconded, motion carried unanimously.

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### 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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**Grounds Committee** – The drain at 2528 Winsloe drive needs to be repaired again. In order to resolve the problem of drivers hitting this drain a sign will be installed before the drain area (“School Bus Stop Ahead”). Mike Morganti made a motion to re-landscape the Green Ridge Park area in the amount of \$10,000.00, Todd Zimmerman seconded, the motion carried unanimously. Mike Morganti also made a motion to have the hinges replaced on the Tamarind Gates at a cost of \$2600.00. Ron Breton seconded. The new hinges will have a longer life expectancy. The motion carried unanimously. Mike Morganti made a motion that the proposal by Gemstone Concrete to repair approx. 280 sq. ft. of sidewalks within the community (6 locations) be approved. The amount is \$3640.00. Diane Kocienda seconded, the motion carried unanimously. Mike Morganti requested that RPM look into a quote request that was submitted to Zephyr Stripe and Seal for road repairs back in April.

**VII. Managers Report** – Al Freda submitted his report to the Board via email prior to the meeting.

**VII. Legal** – Jay Demyan presented the Legal status report from our attorney Anne Malley.

**VIII. Committee Report from the DREC** – Mark McGovern of the DREC was unable to attend therefore, Linda Aubrey of RPM presented the recommendations from the DREC meeting of May 6, 2008.

**2017 Cardamon** – fence landscaping violation – The committee recommends an immediate fine of \$100.00 upon receipt of letter from Resource Property Management with an additional fine of \$100.00 if property is not brought into compliance within 30 days and a \$100.00 fine every 15 days they are not in compliance up to a maximum of \$1000.00. The motion to accept the committee’s recommendation was made by Ron Breton, seconded by Diane Kocienda. The motion carried unanimously.

**10744 Eveningwood** – grass, weeds – The committee recommends an immediate fine of \$100.00 upon receipt of letter from Resource Property Management with an additional fine of \$100.00 if property is not brought into compliance within 30 days and a \$100.00 fine every 15 days they are not in compliance up to a maximum of \$1000.00. The motion to accept the committee’s recommendation was made by Diane Kocienda, seconded by Mike Morganti. The motion carried unanimously.

**IX. New Business** – Jay Demyan was contacted by a homeowner who wishes to use the Tamarind Park Pavilion for a fundraiser to help the Mitchell High School Winter Guard. They would like to have a garage sale to raise money for the girls. A motion was made by Mike Morganti and seconded by Todd Zimmerman to allow them the use of the pavilion. Discussion of whether our documents will allow this type of fundraiser was discussed and will be investigated. The motion was 3 yes, 2 no. The motion carries provided our documents allow this and that they follow certain guidelines as to signage advertising the fundraiser.

There being no further business, a motion was made Mike Morganti and seconded by Todd Zimmerman to adjourn the meeting. The motion carried and meeting adjourned at 8:01pm.