

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
May 24, 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, Ron Breton, Hank Power, and Jay Demyan. David Jones arrived at 6:40 pm. Directors absent: Mike Morganti, Sandra Haynes Thomas and Bill Humphrey. A quorum was established. Mark McGovern represented the DREC committee. Al Freda from Resource Property Management were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on 5/22/07.

III. Approval of Previous Minutes: Minutes from Board of Directors meeting held on April 25, 2007, at 6:30 P.M. were approved unanimously on motion by John Aubrey, seconded by Hank Power. The motion carried unanimously.

IV. Managers Report: Al Freda read from Managers Report of May 24, 2007 and is attached to these minutes.

V. Committee Reports

Safety- Mr. Breton reported that the past month was relatively quiet. He also reported that a garbage truck hit a sign.

Modifications- Ms. Kocienda reported that 37 applications were submitted, 35 approved, 1 denied and 4 pending.

Financial Report- Mr. Aubrey reported on the financial statement for April 2007. He stated that a \$50,000 6 Month Freedom Bank CD was being considered. A motion was made by Mr. Aubrey, seconded by Mr. Power and all were in favor to purchase the CD.

Legal- Mr. Demyan discussed an update received from attorney Anne Malley regarding the status of several legal issues.

Property Management- Mr. Powers discussed a proposal received from Valley Crest for landscaping and irrigation work at the Tamarind Park. A motion was made by Mr. Power, seconded by Mr. Aubrey and all were in favor to accept the proposal from Valley Crest in the amount of \$13,800 for landscaping at the Tamarind Park. Another motion was made by Mr. Power, seconded by Mr. Aubrey and all were in favor to accept the proposal from Valley Crest to install irrigation at the park entrance in the amount of \$750. Omni to do the irrigation work.

Mr. Powers discussed the need to repair various sections of asphalt on the property. Zephyr Stripe and Seal will be contacted for a proposal.

Resource Property Management

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Telephone: 727-796-5900, Fax: 727-796-5011

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Special Projects- In the report submitted, the committee discussed that the Twinberry Wall will be restored to its original parameters and the contractor is storing materials. It was further reported that the area around the retail center has been cleaned up, the concrete spillway at the entrance had been repaired, and the Master Association had yet to respond to our request to activate the irrigation well in case of emergency.

DREC- Mr. McGovern discussed the May DREC meeting. The invitees were 1818 Arturus regarding the parking of their motorcycles and 2033 Cardamon regarding the parking of a commercial vehicle. After explanation of the rule for motorcycle parking was clarified, the owners of 1818 Arturus were dismissed without fine. The owner of 2033 Cardamon failed to appear at the meeting regarding the parking of a commercial vehicle on his property. The committee recommended that a fine be assessed against the lot in the amount of \$100 immediately and any additional occurrences will be fined \$100 each. A motion was made by Mr. Demyan, seconded by Mr. Aubrey and all were in favor of imposing a fine in the amount of \$100 immediately. Another motion was made by Mr. Aubrey, seconded by Mr. Power and all were in favor to fine the owner an additional \$100 for each time the vehicle is reported on property.

There being no further business, a motion was made by Hank Power, seconded by Mr. Aubrey and all were in favor to adjourn the meeting at 7:40 P.M.

Respectfully submitted on behalf of the Association Secretary,

Alberto Freda, Recording Secretary

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