

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2101 Trinity Oaks Blvd.
Trinity, Florida 34655
February 22, 2007

I. Roll Call: The meeting was called to order at 6:30 PM by President Jay Demyan. Directors present: Mike Morganti, Hank Power, John Aubrey, Ron Breton and Jay Demyan. A quorum was established. Al Freda and Lanina Hajash of Resource Property Management were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on 2/20/07.

III. Approval of Previous Minutes: Minutes from the Board of Directors meeting held on January 25, 2007 at 6:30 PM were approved unanimously on motion by John Aubrey, seconded by Hank Power.

Vice President, Diane Kocienda joined the meeting at 6:35 PM.

IV. Committee Reports: There were no questions or news regarding committee reports.

V. Managers Report: Al Freda read from manager's report of February 22, 2007.

Director, David Jones joined the meeting at 6:40 PM.

VI. Old Business:

Wall Painting: Al Freda reviewed the proposals submitted for the painting of the Crossings and Cameron's Point entrance wall. Mr. Freda recommended Al Leach Painting for the wall painting project. General discussion ensued regarding water sources for painting project as well as notification of the homeowners in the affected areas.

On motion by John Aubrey, seconded by Diane Kocienda and with all in favor, the Board approved spending \$12,990 to have The Crossing's fence and wall painted by Al Leach.

On motion by Hank Power, seconded by Mike Morganti and with all in favor, the Board approved spending \$9,610 to have Cameron's Point fence and wall painted by Al Leach.

On motion by Jay Demyan, seconded by Hank Power and with all in favor, the Board will have the Association's attorney review the painting contract.

Wells: Al Freda discussed the proposals submitted for the installation of the well on Green Ridge and recommended Omni Irrigation for the well project. General discussion followed.

On motion by Jay Demyan, seconded by Hank Power and with all in favor, the Board chose Omni Irrigation for the well installation per their proposal.

Landscaping: Al Freda announced there are 2 bids in for the landscape modifications on the roadways. Bids are in from ValleyCrest and Cedarwood. John Aubrey suggests holding final decision until next Board meeting. The Board agreed and there was no further discussion regarding landscaping.

Resource Property Management

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File Sharing: Al Freda announced the file sharing system has been installed and testing was underway. He also reported that there was a phone conference with Mark McGovern and Mark Tetsi, RPM's IT consultant, to discuss implementation of the system.

Director, Bill Humphrey joined the meeting at 7:20 PM.

Financial Statement: John Aubrey discussed the January financial statement. On motion by John Aubrey, seconded by Hank Power, the January financial statement was approved unanimously.

VII. New Business:

Legal Actions: Gary read minutes from the DREC hearing on February 20, 2007 and discussed the following homeowners:

Richard Bloom, 1544 Crossvine, still has chain link across driveway. He did not attend the hearing.

On motion by John Aubrey, seconded by Bill Humphrey, the Board will impose a \$100/week fine on Mr. Bloom, starting 5 days after receipt of certified letter. The motion passed unanimously.

Toyann Quirk, 1735 Crossvine, still refuses to fill trench in yard.

On motion by Jay Demyan, seconded by Diane Kocienda, the Board will impose a \$100/week fine on Quirk, starting 5 days after receipt of certified letter. The motion passed unanimously.

Mr. Gunther, 10531 Gooseberry, still has a tow truck parked in driveway.

On motion by John Aubrey, seconded by Diane Kocienda, the Board will impose a \$100/day fine, starting 5 days after receipt of certified letter. The association attorney, Ann Malley, will send a letter to Mr. Gunther. The motion passed unanimously.

On motion by John Aubrey, seconded by Diane Kocienda, the Association will appoint Anne M. Malley, Esq. of the firm William M. Golson and Associates as their registered agent. The motion passed unanimously.

Regarding other legal issues, Mr. Demyan reported that if Mrs. Zydor does not remove debris in her yard by tomorrow, a bench warrant will be issued for her arrest.

Mr. Demyan reported that he is working with the Welcoming Committee to update the Welcome Packet with Resource Property Management and will include a welcome letter, modification application, park rules, etc.

There being no further business, on motion by John Aubrey, seconded by Hank Power, the Board unanimously voted to adjourn the meeting at 7:40 PM.

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

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