

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Trinity College  
2340 Welbilt Blvd.  
Trinity, Florida 34655  
November 29, 2007

**I. Roll Call:** The meeting was called to order at 5:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Mike Morganti, Ron Breton, Bill Humphrey and Jay Demyan. Directors absent: John Aubrey, Hank Power and Todd Zimmerman. A quorum was established. Alberto Freda from Resource Property Management was also present.

**II. Proof of Notice:** Meeting notice was posted at both entrances and exits on 11/27/07.

**III. Approval of Previous Minutes:** On a motion by Bill Humphrey, seconded by Diane Kocienda, the Board meeting minutes from the October 24, 2007 meeting were approved as written. The motion carried.

**IV. Committee Follow-up Reports:** A motion was made by Bill Humphrey, seconded by Diane Kocienda to accept the October Financial as written. The motion carried unanimously.

Safety & Security - Ron Breton briefly discussed that his committee's first project for 2008 is to investigate ways of slowing the speed of cars down in the community and provide a report back to the board with recommendations.

Road Resurfacing – Jay Demyan discussed seal coating for Tarragon. Quotes from Zephyr Stripe 'N Seal, Asphalt Restoration Technology (ART) and Parking Area Maintenance were reviewed and considered. A motion was made by Mike Morganti, seconded by Diane Kocienda to accept the contract with ART for the repairs and asphalt rejuvenation in Tarragon for \$12,675. Motion passed unanimously.

Jay announced that RPM has hired Linda Aubrey to assist with the Fox Wood account. Her responsibilities will be property inspections, violation letters and DREC hearing recommendations at 20 hours a week. Jay also noted that NO contact is to be made directly with Linda. All violations noticed by board members are to be communicated through Jay and Diane.

**V. Managers Report:** Al Freda read from the Manager's report dated November 29, 2007.

### **VI. Old Business:**

**Lighting Upgrade:** Jay Demyan discussed the lighting proposals from McGee Electric.

A motion was made by Diane Kocienda and seconded by Mike Morganti to approve McGee Electric's proposal of \$900.00 to for lighting installation at the Tamarind Guard House. Motion carried.

A motion was made by Diane Kocienda and seconded by Mike Morganti to approve McGee Electric's proposal of \$1,690 to install/repair lighting at the Greenridge entrance. Motion carried.

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## **VII. New Business:**

**DREC:** Mark McGovern discussed the recommendations from the DREC for fines. The Board asked Mr. McGovern to review the recommendations and they would revisit the issue at a later date.

There being no further business, a motion was made by Mike Morganti, seconded by Bill Humphrey to adjourn the meeting. The motion carried and the meeting adjourned at 6:00 PM.

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### **Resource Property Management**

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