

# Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

## Board of Directors Meeting

Fox Hollow Country Club  
10050 Robert Trent Jones Blvd.  
Trinity, Florida 34655  
October 24, 2007

**I. Roll Call:** The meeting was called to order at 6:30 P.M. by President Jay Demyan. Directors present: Diane Kocienda, Hank Power, Todd Zimmerman, John Aubrey and Jay Demyan. Directors absent: Mike Morganti, Ron Breton and Bill Humphrey. A quorum was established. Alberto Freda, Susan Hunt and Lanina Hajash from Resource Property Management were also present.

**II. Affidavit of Notice:** Meeting notice was posted at both entrances and exits on 9/21/07.

**III. Approval of Previous Minutes:** On a motion by Diane Kocienda, seconded by John Aubrey, the Board meeting minutes from the September 27, 2007 meeting were approved as written. The motion carried.

**IV. Committee Follow-up Reports:** The September financial report was reviewed by John Aubrey. Diane Kocienda made a motion to accept as written, seconded by Todd Zimmerman. The motion carried unanimously.

David Jones entered the meeting at 6:40 PM.

**V. Managers Report:** Al Freda read from Manager's Report dated October 24, 2007. Diane Kocienda discussed proposal for Christmas lighting. John Aubrey made a motion to spend up to \$3,000.00 on holiday lights, seconded by Hank Power. Motion carried unanimously.

Hank Power motioned to ratify and reaffirm motion for McConnie Fencing to add an extra 30 feet of fencing to their original proposal, seconded by Todd Zimmerman. The motion carried unanimously.

John Aubrey motioned to spend up to \$13,000.00 from Reserves on motor repairs for the entrance gate, seconded by Hank Power. The motion carried unanimously.

Hank Power motioned to increase the gate remote rate to \$30.00, seconded by Diane Kocienda. The motion carried unanimously.

The Board announced Laura Francis as the new chairperson of the Welcome Committee.

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

**Legal Update:** John Aubrey made a motion to stop the mediation process on 2053 Blue Beach, seconded by Diane Kocienda. The motion carried unanimously.

The Board discussed 1802 Roseroot's fine to maximum of \$1,000.00. The Board will continue to mow the lawn and will get with the attorney for further action.

**Violations/Fines Update:** Susan Hunt discussed the status on hearing notices and follow-ups. Only two Homeowners have paid their fines and are in compliance.

**Willis Insurance Proposal:** The Board discussed the Willis of Florida proposal for all of RPM's clients to be put in one group for Insurance policies. This will include better coverage and lower rates. Hank Power motioned to accept the Willis proposal and move their current policy from BB&T over to Willis, seconded by Todd Zimmerman. The motion carried unanimously.

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## **VII. New Business:**

**Annual/Budget Meeting:** Mr. Demyan discussed the Annual & Budget Meeting scheduled for November 29, 2007. The updated budget along with the By-Law change information will be sent out in the meeting notice packet.

**Irrigation:** Hank Power motioned to accept Omni Irrigation's proposal for irrigation work at the front gate area in the amount of \$6,100.00, seconded by John Aubrey. The motion carried unanimously.  
Hank Power motioned to spend up to \$10,000.00 on sod replacement, seconded by John Aubrey. The motion carried unanimously.

There being no further business, a motion was made by Hank Power, seconded by John Aubrey to adjourn the meeting. The motion carried and the meeting adjourned at 7:55 PM.

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### **Resource Property Management**

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