

Fox Wood at Trinity

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

Trinity Outpatient Center
2102 Trinity Oaks Blvd.
Trinity, Florida 34655
September 27, 2007

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, Hank Power, Bill Humphrey and Jay Demyan. Directors absent: Sandra Haynes-Thomas and John Aubrey. Also sitting in on the meeting is Todd Zimmerman as an observer. A quorum was established. Alberto Freda and Lanina from Resource Property Management were also present.

II. Affidavit of Notice: Meeting notice was posted at both entrances and exits on 9/24/07.

III. Approval of Previous Minutes: On a motion by Bill Humphrey, seconded by Hank Power, the Board meeting minutes from the August 23, 2007 meeting, will be amended to include the amounts of the approved proposals, and to add the 8 addresses of the Homeowners who were fined. Jay Demyan and Diane Kocienda opposed. The motion carried.

IV. Committee Follow-up Reports: Jay Demyan reported Gayle Edwards resigned from the Welcoming Committee. Bill Humphrey discussed the well on Tamarind. The Board is no longer pursuing this issue.

The August Financial Report was reviewed and David Jones made a motion to accept as written, seconded by Ron Breton. The motion carried unanimously.

The Delinquency/Prepaid Report was reviewed and David Jones made a motion to send the following 14 Homeowner's to the Attorney for lien if they do not pay by the end of September:

Lot 119 – Harris, Lot 145 – Costagliola, Lot 223- Hobson, Lot 307- Applegate, Lot 396- Czaya, Lot 479- Guenther, Lot 480- Boslet, Lot 568- Crowther, Lot 596- Boland, Lot 662- McCabe, Lot 680- Tiglao, Lot 696- Mouzon, Lot 703- Gamage, and Lot 781- Donahue.

The motion was seconded by Bill Humphrey. The motion carried unanimously.

David Jones announced the 2008 proposed budget has been put together by the Finance Committee and is ready to be reviewed at next months Board meeting. General discussion regarding the proposed budget.

V. Managers Report: Al Freda read from Manager's Report dated September 27,2007.

Diane Kocienda made a motion to accept the proposal from Protection Plus for security cameras to be installed at the park & pavilion in the amount of \$5,400, seconded by Mike Morganti. Hank Power and Bill Humphrey opposed. The motion carried.

VI. Old Business: There was no old business to be discussed.

VII. New Business:

Resignation of Board Member: Jay Demyan presented Sandra Haynes-Thomas's letter of resignation. Hank Power made a motion to accept her resignation, seconded by Diane Kocienda. The motion carried unanimously.

Appointment of Board Member: Diane Kocienda made a motion to appoint Todd Zimmerman to the Board of Directors to take Sandra's place, seconded by Mike Morganti. The motion carried unanimously.

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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Nomination Committee: Jay Demyan announced the Nomination Committee will consist of Penny Black, Jerry Smith and Ron Jackson.

Jay Demyan discussed lowering the next Board of Directors to a 7 member Board, rather than the current 9 member Board. The Board discussed. Diane Kocienda made a motion to accept this suggestion to lower the 2008 Board of Directors to 7 members, seconded by Mike Morganti. Bill Humphrey opposed. The motion carried.

Modification Procedures: Diane Kocienda discussed new amendments to the Documents given to the Associations attorney for review. The Board discussed. Mike Morganti made a motion to accept amendments as written, seconded by Hank Power. The motion carried unanimously.

Newsletter: Jay Demyan discussed the September newsletter going out to all Homeowners this week.

Bill Humphrey discussed United Way is having a neighborhood fund raiser and asks the Board if they will allow United Way to have signs posted at each entrance and to promote a walk in the community. The Board discussed, and Bill Humphrey is to put his request in writing.

Homeowner Questions/Input: A Homeowner asked who is responsible for the landscape of the Duck Slough Median? The county is responsible.

General discussion on security systems for the Park and Pavilion.

There being no further business, a motion was made by Hank Power, seconded by David Jones to adjourn the meeting. The motion carried and the meeting adjourned at 7:50 PM.

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