

FOX WOOD COMMUNITY MODIFICATIONS COMMITTEE
MINUTES 6-1-2006

Members present: Diane Kocienda, Chair; Bob Niemiec, Sandra Haynes, Mike Morganti, David Jones, Donna Fry (New)

Old Business: Advised members of the following:

1. Our new definition for driveways was approved by the Board of Directors and is being submitted to Adam Smith for their approval before distributing to the community.
2. Board approved scanning files onto disc for ease of use and safekeeping as well as maintaining the paper files at Trinity Towers Storage facility.

The fast tracking guidelines that we established at our last meeting were finalized and we have been using it with great success this past month. It has been more advantageous for the home owners to be able to get their approvals in a shorter period of time. Emphasis was put on being certain that we continue to contact homeowners whenever the application is incomplete or needs further information.

New Business:

Paint Book – we have added a new selection for the color green. It will be added as soon as we receive the new pages for all of the color books. We have found that more and more homeowners are using the colors within the paint book or as a guide to their color selections. This makes approval a lot easier and faster for both the homeowner and the Committee.

Deed Restrictions – We are still working on trying to set up better communication between the two committees. We still have several issues pending as well as some new ones. Discussion of the house being built on Cardamon & Winsloe by Green Builders needs to be advised to keep the area cleaner and safer now that we are again in hurricane season.

New member joined us this evening. Donna Fry has agreed to be on our committee and is very much welcome. Other committee members will work with her over the next several weeks in order to bring her up to speed on how we process applications.

Discussion of the report we recently received from Aquatic Systems regarding the access easements throughout the community. There appears to be several easements that may be blocked by fences or shrubbery. In the future we will need to be more diligent in approving fences or shrubbery within these areas.

Applications:

Larkin, Daniel & Candace	Paint inside of Lanai Area Only	Withdrawn
Litardo, Carman E.	Storm Door, satellite dish	Pending
Geiger, David & Sue	Landscape Lighting	Pending
Cupp, Michael & Carole	Re-paint	Approved
Sidders, David & Angela	Fence	Pending
Edwards, Gary & Gail	Hurricane Shutter	Approved
Larkin, Daniel & Candace	Repaint exterior	Approved
Larkin, Daniel & Candace	replace front entryway doors	Approved

Submitted by: Diane Kocienda, Chair