

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 11, 2014 Riverview Branch Library 10509 Riverview Drive • Riverview, Florida

1. **Call to Order:** The meeting was called to order at 7:10PM.

Verify Quorum: President, Chrisje Mays, Vice President, Dave Driver, Treasurer, Ty Johnson, Secretary, Sandra Gorman and Director, Eric Anderson were in attendance. It was determined that a quorum was established. Gigi Holmes and Doug Pinner of McNeil Management were also present.

Timely Notice: It was determined that timely notice had been given although there was an error in the posted meeting location. All present agreed to proceed with the meeting.

Reading of Minutes:

On Motion: Duly made by Dave, seconded by Ty and carried unanimously.

Resolve: To waive the reading of the October 24, 2013 meeting minutes and approve as presented.

On Motion: Duly made by Dave, seconded by Ty and carried unanimously.

Resolve: To waive the reading of the January 9, 2014 meeting minutes and approve as presented.

2. **Reports**

Financials: Presented with no questions.

Management Reports:

Unit ID 3853 - The Board would like to keep this violation case open with the attorney at least through the date stipulated on the agreement between the Board and the owner. The agreement specified a final inspection date of June 30, 2014. Management will forward this information to the attorney.

Unit ID 3869 – The Board agreed that this fence is not approvable the way it is currently installed. The back panel should slope to 4' as indicated in the community guidelines based on the location of the lot. Management will forward this information to the attorney.

The Board directed Management to send an inquiry notice to the owner of unity ID 3868 regarding running a personal training business out of the home.

Committee Updates: The Board would like to be included on the ACC e-mail distribution list used by McNeil and would like the architectural request submitted by Unit ID 3861 forwarded to them for their review.

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3. Unfinished Business

Drainage Proposal: The Board narrowed down the area that they are interested in having planted. Management will ask CES to revise the quote based on this decision. Gigi will inquire about saw grass, wire grass and possibly a weeping willow tree.

Community Picnic: The Board decided to plan the community picnic for Saturday, April 12 at 3:00PM. Chrisje and Ty offered to donate the use of their tents and owners will be asked to bring lawn chairs to save the cost of renting these items.

Gate: Management will request an additional bid for the gate refinishing work. When this work is completed, it was suggested that the payment to come from the reserve account. The loops seem to be working fine so no action will be taken to replace them.

Sign Repair: This will be discussed at the next meeting.

Road Repairs: Management will arrange for the pot hole on Bridgecreek to be repaired.

Traffic Study Results: Sandra presented her findings to the rest of the board members. She indicated that the peak traffic time was 4:45 – 5:45 but even during that hour the traffic count was not heavy enough to justify the need for a gate hold open. She does feel that a sign on Balm Riverview indicating “Driveway Ahead” would be helpful and offered to contact the County with this request.

On Motion: Duly made by Chrisje, seconded by Sandra and carried unanimously.

Resolve: That, although a gate hold open schedule is not necessary based on the traffic count, a sign indicating “Driveway Ahead” should be pursued to enhance safety at the entry.

4. New Business

Director Comments:

The yard sale will be held on Saturday, March 29th.

Sandra offered to start a community Facebook page as well as work on future newsletters.

5. Adjournment

The next meeting will be Thursday, May 8th at 7:00PM.

The meeting was adjourned at 7:59PM.

Prepared by Manager on behalf of the Board of Directors