

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes August 14, 2014 Riverview Civic Center 11100 Park Drive, Riverview, Florida 33569

1. **Call to Order:** The meeting was called to order at 7:00PM.

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

Timely Notice: It was determined that timely notice had been given.

Reading of Minutes: The April 8, 2014 meeting minutes were reviewed.

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

Resolve: To approve the April 8, 2014 meeting minutes as presented.

Homeowner Comments: Homeowner Jamie Henderson offered to serve on the Architectural Committee. Gigi will pass his contact information on to Lyle Allen. He also feels that a number of lawns in the community are in need attention and that a number of homes are at a point of needing to be repainted. The board explained that, for a long time the water restrictions made it impossible for the HOA to enforce certain violations. Now that the ban has been lifted, these types of violations will again be pursued.

Another owner in attendance questioned why the fining process wasn't being implemented. Gigi gave a brief explanation of how the process works, indicating that it would require that a committee be established. Gigi will provide more information to the board regarding the process.

2. **Reports**

Financials: The board is interested in finding a new attorney to handle collections. Management will contact another collections firm to request that they attend the next board meeting to answer any questions the Board of Directors may have.

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

Resolve: To pursue finding a new collections attorney to assist with recovering past due assessments on behalf of the HOA.

Management Reports: The board would like Anne Malley, the violations attorney, to move forward with the case against the owner of unit ID 3853. None of the violations at this property have been remedied.

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The board also signed the affidavit necessary for Ms. Malley to continue the violation case against unit ID 3869. This homeowner has failed to turn in an architectural change request and the homeowner's attorney has been unresponsive.

3. Unfinished Business

Sign Repaint: This item will be removed from the agenda for now.

Community Picnic: The board decided to hold off on the community picnic until next spring.

4. New Business

Director Comments:

There was a discussion about the cost of the violation process due to the fact that, right now the HOA is over budget in legal expenses for the year. Gigi will provide more information about the HOA's ability to get reimbursed for upfront fees that are paid in the pursuit of violation cases. If an amendment would be necessary to allow the HOA to assess these charges, the board is interested in finding out exactly how that process works.

The board feels that there is still reason to think that the owner of unit ID 3868 is running a personal training business out of their home. One of the homeowners in attendance, Mr. Henderson, indicated that he does the workouts but doesn't pay a fee to do so. Management was asked to send another notice to the owner.

Management was also asked to send a notice to Unit ID's 3860 & 3843 letting them know that the paint color of their garage doors is not in compliance with the community rules.

The board questioned whether the HOA may be able to get better interest rates on the bank accounts. Gigi will talk to Pamela about the possibility.

The board is again interested in obtaining a reserve study update. This will be discussed more at the next meeting.

5. Adjournment

The next meeting will be the Budget/Annual Meeting. It is scheduled for Thursday, October 30th, 7:00PM at the Riverview Civic Center.

The meeting was adjourned at 8:35PM.

Prepared by Manager on behalf of the Board of Directors