

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 29, 2015, 7:00PM

Riverview Civic Center

11100 Park Drive, Riverview, Florida 33569

1. **Call to Order:** The meeting was called to order at 7:03PM.

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

Timely Notice: It was verified that timely notice had been posted.

Reading of Minutes:

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

Resolve: To approve the October 30, 2014 budget meeting minutes and the October 30, 2014 BOD meeting minutes for the meeting following the annual membership meeting as presented.

Homeowner Comments: No homeowners in attendance.

2. **Reports**

Financials: There were no questions on the financial reports. There is currently only one account in collections for delinquent assessments.

Management Reports: The board would like to continue to monitor the case against the owner of unit ID 3853 until the lawn violation has been cured.

The board would like management to schedule a meeting with attorney Anne Malley to discuss the violation case against unit ID 3869.

The board feels that there are violation issues that are not being addressed by management. Jamie provided a list of maintenance items that the board would like addressed per this annual schedule. Management will contact Jamie with any questions regarding the schedule.

3. **Unfinished Business**

Message Board: This item will remain on hold.

Community Newsletter: Gigi will confirm the list of items to be included in the newsletter and provide a draft for the board's review.

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

Resolve: To move forward with creating and distributing the first 2015 community newsletter.

Community Picnic: The board chose Saturday March 21st for the picnic.

MINUTES ARE FORMALLY APPROVED WHEN SIGNED AT THE NEXT BOARD MEETING

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Sign Re-Paint/Entry Maintenance: The board will plan a “community maintenance” day. They plan on re-painting the signage and replanting the landscaping at the entry.

Trash Can Partitions: This item will remain on hold.

Road Repairs: The board would like to hold the April 30th meeting in the community so that they can meet with vendors to discuss road repairs. Gigi will contact the vendors to arrange the meeting.

4. New Business

Pedestrian Gate Lock:

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

Resolve: To approve the work associated with the Carl's Lock & Key estimate #33 for the installation of a commercial grade push button lock. This approval is assuming that the vendor provides a warranty on installation for at least 90 days.

Tree Removal:

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

Resolve: To approve the Panorama Tree Care estimate #104114 for the removal of an Oak tree south of the community entrance.

Director Comments:

The board would like Gigi to get pressure washing bids. Peter suggested getting a bid from Peter's Pressure Washing.

There was a question as to who is responsible for maintaining the retaining walls throughout the community.

There was a discussion about who should be cleaning the fence that was installed by Moss Landings. Management will do some research and the board will discuss it further at the next meeting if necessary.

5. Adjournment

The next meeting will be held in the community on April 30, 2015, 7:00PM.

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

Resolve: To adjourn the meeting at 8:42PM.

Prepared by Manager on behalf of the Board of Directors