

**Moss Creek HOA, Inc.**  
**Board Meeting**

**Tampa Bay Academy**  
**Boyette Road, Riverview, FL**  
**April 20, 2010**

**Minutes**

**1. Call To Order**

The meeting was called to order by Debbie Carter at 7:00 pm. Board members Myron Peoples, Debbie Carter, Ty Johnson and Lyle Allen were in attendance. Doug Pinner from McNeil Management and residents, Jim Maloney, Dave Driver, Dave Richardson (ARC), Matt Gorman, Brent Cashen and Christine Cashen were also present. It was confirmed that the meeting sign was posted at least 48 hours in advance.

**2. Approval of Minutes**

**On Motion:** Duly made by Lyle Allen, seconded by Debbie Carter and carried unanimously.

**Resolve:** To waive the reading of minutes from the previous meeting and approve as presented.

**3. Old Business**

- Outstanding paver issue – Doug Pinner from McNeil announced that the amendment for the Declaration of Covenants, Article VII Section 8 was recorded and filed with the Clerk of the Court, Hillsborough County on February 12, 2010. ARC request form has been sent to residents with previously installed pavers in question to complete and submit to ARC for approval.
- ARC update – Dave Richardson reported ARC went around to residents who have pavers in question to make assessments regarding design standards, colors, etc. No real objections to any of the residences with pavers were noted however ARC has made suggestions to some regarding grade and installation process. ARC stated no real palate or standards have been established as is difficult to do with pavers. Doug Pinner (Manager) suggested the need to establish standards that will set boundaries. Dave Richardson and Board agreed. ARC will work on establishing some basic paver colors, etc. to give people a general idea.

**4. New Business**

- Neighborhood picnic coming up on Saturday, April 24<sup>th</sup> from 3p to 6p. Per Myron everything is set to go – set up will be on Bridgecreek Circle – same location as picnic in April, 2009. HOA will provide tent set up, chairs, tables, hamburgers, hot dogs - residents attending to bring covered dish and beverage of choice.
- Gate issues – Dave Driver pointed out problem with the vehicle exit gate – not working properly – Doug (McNeil) will check into it. Also Jim Maloney brought up issue with new walkway gate – not working – kids coming off bus can't get in through gate – discussion

about gate not being locked – also gate itself seems flimsy - may need different lock set-up in order to function better. Doug (McNeil) will contact Danielle Fence to come out and evaluate situation – will let Board know what is determined.

- Landscaping – grant money came through for additional landscaping (trees and shrubs) on outside fence area of community – also low volume irrigation system will be installed following planting of trees and shrubs. Anticipated date for planting is Saturday, May 8<sup>th</sup>. A sign has been placed at front gate entrance looking for volunteers. Myron and Barry to check with Kirby's for ideas of trees and shrubs to plant. Ty Johnson suggested that once decision is made on what to plant Stiles Landscaping can probably give a good deal on trees and shrubs.
- Open Discussion about Prodigy – The HOA feels the need to replace them but for time being the price is right. A couple of suggestions were made of other landscaping companies that may be interested. Suggestion was made to have them submit bids to be considered down the road.

#### **5. Financial Reports**

Financial Reports were presented to Board by Doug Pinner, McNeil Management, current delinquent accounts were discussed, reports filed for audit.

#### **6. Violations Report**

Doug (Manager) presented and went over ongoing violations with Board.

#### **7. Adjourn**

Meeting was adjourned at 8:10pm.

The next meeting is scheduled for Tuesday, July 20, 2010 - 7pm at Tampa Bay Academy.

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Debbie Carter, Secretary