

Moss Creek HOA Board Meeting – Wednesday, August 2, 2006

Board Members in Attendance:

Sandra Gorman, President
David Driver, Vice President
Barbara Bidot, Treasurer
Jim Maloney, Director
Christina Bowers, Secretary

Guests:

C.R. Cole – Sterling Management
Kevin Driscoll
Nancy Driscoll
Bill Bowers
Barry Gerth

Meeting called to order at 7:00 p.m. by Sandra Gorman.

SPECIAL AGENDA

Proof of Notice of Meeting

Sandra Gorman reviewed items included in the Special Assessment:

- Tree removal and trimming along Balm Riverview and in community entry
- Re-landscaping and irrigation improvements to front entry
- Pedestrian Gates/Fence extension

Questions/Comments from Floor:

1. Irrigation replacement expense vs. water trucks
2. Bahia seed vs. sod for landscape use along Balm Riverview
3. Necessity of landscape replacement in front entry-Prodigy ineffective in maintenance
4. Gates should have been done upon building of community
5. Paying cost of improvements from reserves vs. paying through Special Assessment:
Discussion of the amount of money currently in reserves and the need to keep reserves
For community upkeep (roads, lighting, phones/electrical lines, taxes, SWFWMD, etc.

Comments from Board:

1. Sandra Gorman explained that with the Special Assessment, the repairs and improvements to the community can be done once, correctly, and though would be more costly in the short-run, they would save us money in the long-run.

Vote on Special Assessment:

Upon completion of the counting of limited proxies and votes taken from the floor, the board recognized that there were not enough votes to establish a Quorum, and the Special assessment was officially terminated, with the exception of the tree trimming and removal, which was considered "Property maintenance" and paid for with reserve funds.

OLD BUSINESS

Approval of last minutes:

- Board approved minutes from June 21, 2006

Treasurer's Report:

- Homeowners with excess credit in their HOA accounts have been reimbursed by Sterling Management.

ARC Report:

- No Report at this time.

Violations:

- The time line for Sod replacement should be 45 days as opposed to 30 days.
- Per Hillsborough County, twice weekly watering began 8/03/06.
- Sterling Management was "called out on the carpet" during March meeting for inconsistent and incorrect violation notices.
- Sterling Management was again asked to create a friendlier violation notice, and to send letters of compliance when a violation was corrected.
- Digital pictures now available to illustrate violations, and will be sent with letters.

Sterling Connect:

- Sterling Connect website now up and running. The web address is www.sterlingconnect.net/mosscreekofhillsboroughhoa
- Community Calendar, Meeting Minutes on the site.
- E-mails to Sterling go to Joe Hoabsh and/or C.R. Cole.

Moss Landing Update:

- Roads in Moss Landing are completed, and it does not look like a connector road will be linked to our community.

NEW BUSINESS

Clarification/Interpretation of Covenant Article 7, Section 7:

Complaints of passenger and/or commercial vehicles parked on the street for long periods of time. Covenants vague on definition of "temporary", board wishes to define "temporary" in order to enforce violations fairly and consistently.

Using the language "recurrent" instead of "temporary" may make violations easier to address by the board. C.R. Cole defined "recurrent" as being more than once a month, or more than 3 days at a time.

In order to amend the covenants, 2/3 of community must approve. Due to vagueness of the covenants, board would have no legal standing.

Violation Enforcement:

Board decided to seek legal advice pertaining to simplifying the covenants. Until then, board will address violations as they see fit.

Possible change to covenants concerning the use of St. Augustine grass will be brought up at next meeting.

Repeat Violations:

Repeat violations have consisted mostly of lawn maintenance issues, and again the board must define "recurrent". Sandra Gorman suggested a "3-Strike Rule" that the board will meet to discuss any violations by homeowners that occur 3 or more times in a 12-month period. Board will then decide to send a letter with stronger language to the homeowners, or to seek legal action if necessary.

Board decided to send language from ARC Guidelines and/or Covenants along with violation letters in order to help clearly illustrate the violation.

Community Garage Sale will be held on September 30th, from 8:00a.m. to 1:00 p.m.

Meeting Adjourned at 9:30 p.m.

Next Meeting: ANNUAL MEETING, October 18, 2006, Riverview Civic Center, 7:00 p.m.