

Moss Creek HOA, Inc.
Board Meeting

Tampa Bay Academy
Boyette Road, Riverview, FL
August 20, 2008

Minutes

1. Certifying of Quorum

The Meeting was called to order by President, David Driver at 7:05 pm. It was confirmed that the meeting sign was posted at least 48 hours in advance. Board members David Driver, Sandra Gorman, Debbie Carter, and Jim Maloney in attendance. Doug Pinner and Kasey Greene from McNeil Management were also present. Eric, resident of 11124 Bridgecreek Drive was the only community attendee present. Ty Johnson not present.

2. Call Meeting to Order

The meeting was called to order by President, David Driver at 7:05 pm.

3. Approval of last minutes

On Motion: Duly made by David (Pres.), seconded by Jim Maloney and carried unanimously.

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

4. Old Business

- a. Minutes from prior meetings for web update – undone – still work in progress.
- b. ARC Guidelines must be formalized – undone – Dave Richardson and Matt Gorman are still working on ARC Guidelines.
 - Fence stain color at 11124 BC – Eric, homeowner was present at meeting. Discussion took place as to covenants vs. ARC guidelines (Article 6 – ARC – section 2 – design standards) – no stains are permitted on fences as the way the guidelines set out presently. Eric was advised by the Board that he can attempt to get guidelines changed but has to petition the community and get a majority rule from the residents he contacts. If he is unsuccessful in doing so he has agreed to attempt to change the stain color to a more natural appearance.
 - Pavers at 11113 BC – approved at door, covering entryway. Sandra G. is going to survey the community for other residences with pavers extending further out from entryway covering sidewalk areas. Once again discussion took place about changing covenants to allow pavers on sidewalk areas but must obtain 2/3 of community vote to agree to change covenants.
- c. Private property signs installed – Board pleased with results.
- d. Mediation halted at Unit 18 for fence violation and cats – owner has agreed to work with neighbor to correct problem.
- e. Status of Reserve Study --- company conducting study has begun – in process of getting questions answered, etc. McNeil Mgt. will advise once the study is completed.

5. New Business

a. Delinquent collections – discussion about Uniform Collection Policy presented by McNeil to the Board – request to place an additional cost of \$50.00 on top of delinquent dues amount for collection when sent to attorney.

On Motion: Duly made by Sandra Gorman (VP), seconded by Jim Maloney and carried unanimously.

Resolve: To allow McNeil to enforce Uniform Collection Policy and impose additional collection fee of \$50.00 when delinquent collections are sent to attorney.

Per McNeil liens have been attached to the 2 delinquent accounts most in arrears when sent to attorney.

b. Newsletter – Dave Driver and Sandra Gorman are going to work on getting newsletter put together and out to residents prior to annual Moss Creek HOA meeting scheduled for Wednesday, 10/15/08.

c. Next meeting (annual Moss Creek HOA meeting) scheduled for Wednesday, 10/15/08. Board elections to be held – notices to be sent out to residents. McNeil will make reservation at Riverview Civic Center for meeting.

d. Trimming of palms @ Moss Creek entryway – McNeil to contact Prodigy to authorize trimming of palms.

6. Financial Reports

Financial reports were presented by Doug Pinner, McNeil Management, current delinquent accounts were discussed, reports filed for audit. Board reviewed financial reports, however, Ty Johnson, Treasurer, not present. Dave Driver to talk to Ty to review financial reports in order to prepare for annual meeting in October.

7. ARC Update

No ARC update, members of ARC Committee not present.

8. Adjourn

Meeting adjourned by David Driver at 8:25 pm.

Debbie Carter, Secretary