

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

**Tampa Bay Academy
Boyette Road, Riverview, FL
August 4, 2009**

Minutes

1. Certifying of Quorum

Board members Barry Gerth, Debbie Carter, Ty Johnson, Chrisje Mays and Myron Peoples were in attendance. Doug Pinner from McNeil Management and resident, Barbara Bidot were also present. It was confirmed that the meeting sign was posted at least 48 hours in advance.

2. Call Meeting to Order

The meeting was called to order by Debbie Carter and Barry Gerth at 7:00 pm.

3. Approval of last minutes

On Motion: Duly made by Barry Gerth, seconded by Debbie Carter and carried unanimously.

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

4. Old Business

a. Outstanding paver issue – Doug Pinner from McNeil presented the HOA Attorney's proposed amendment for the Declaration of Covenants, Article VII Section 8 to include language for pavers, paint, epoxy, coverings, etc. as allowed by the Architectural Review Committee. Amendment package will be blended with annual meeting notice so voting can take place at annual meeting in October or sent it by proxy in lieu of attendance at meeting.

b. Downed trees in common areas – Barry has started cutting up downed tree which has partially fallen in common area and is tossing into conversation area. Will attempt to complete over upcoming weekend of 8/8-8/9. This will save the HOA a significant amount of money which tree service was going to charge.

Discussion took place regarding tall pine tree brought to Board's attention by resident with tree located behind home on 11150 Bridgecreek Drive. Resident's concern is that tree is leaning toward his house and is concerned about possibility of falling on home. McNeil contacted Tree Investment, Inc. and they found that the pine is not unhealthy, has no rot or decay – under normal circumstances has no cause for concern. Board feels not enough evidence to removal of tree from conservation area. McNeil will advise homeowner of Board's decision.

c. Meeting minutes and agendas for website update – has been done – all past meeting minutes and agendas have been posted on website. All future minutes and agendas will be posted on website as well.

d. Color boards for exterior house paint were located – Barry will get them back to McNeil Management.

e. North fence issue – resident, David Driver had brought this up in open discussion at last Board meeting – fence and easement 10 ft. at North side of community – Board discussed – appears nothing can be done – fence cannot be removed and easement cannot change.

5. New Business

a. Fall Neighborhood Picnic --- proposed for sometime in November – Board discussed – agreed to Saturday, November 7, 2009, 3p to 6p, to be held at a location up in front area of community. Barry will announce in upcoming newsletter.

b. Mini grants for 2009-2010 – general purpose grants – most are gone - possibly can consider tree grant or low flow irrigation grant which would match labor (community involvement) for 2010 for possible upgrade of community landscaping.

6. Financial Reports

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

7. Violations Report

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

General Discussion --- Barbara Bidot brought up issue regarding lawns of homes in foreclosure proceedings being in extreme need of attention, especially mowing. Discussion about Prodigy (present landscape company) appears to be slacking off – maybe need to get bids for new landscape companies – McNeil to check into this and get back to Board. Board decided that there is a need to find someone to force mow the foreclosure homes at least once a month. Chrisje is going to contact handyman she thinks will do it. There are 2 vacated homes in the community at this point which lawns are in need of work.

8. Adjourn

Next meeting which will be annual meeting is scheduled for October, date, time and place to be determined.

Barry adjourned meeting at 8:25pm.

Debbie Carter, Secretary