

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

**Tampa Bay Academy
Boyette Road, Riverview, FL
December 17, 2008**

Minutes

1. Certifying of Quorum

The Meeting was called to order by President, David Driver at 6:58 pm. It was confirmed that the meeting sign was posted at least 48 hours in advance. Board members David Driver, Sandra Gorman, Debbie Carter, Ty Johnson and Jim Maloney in attendance. Doug Pinner from McNeil Management and Barry Gerth and Chrisje Mays, newly elected Board Members were also present. Myron Peoples, newly elected Board Member was not present.

2. Call Meeting to Order

The meeting was called to order by President, David Driver at 6:58 pm.

3. Approval of last minutes

On Motion: Duly made by David Driver (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 – DONE.
- b. Entryway palms trimmed – DONE.
- c. Resource (Reserve) Study – DONE.
- d. ARC Guidelines must be formalized – House colors done. Language is needed to completely finalize fence stain colors. Fence stain color at 11124 BC – ARC has not approved fence colors yet, however, Mr. Anderson's fence does not match any of the samples selected. Dave Driver will send letter to Mr. Anderson advising him of same. Motion made by Jim Maloney to adopt specific stain colors in minwax brochures. Motion seconded by Sandra Gorman and carried unanimously. Residents still have to submit color requests to ARC.
- e. Unit 18 fence violation and cats --- small progress made but still an issue – remains unresolved. To be dealt with in the future.
- f. Annual meeting approved HOA dues rate hike of 10% for 2009 – new quarterly amount per residence is \$262.00.
- g. Newsletter unwritten – Barry Gerth as newly elected Board Member to undertake getting newsletter back into play – attempt to mail out to community residents rather than just posted on website.

New Business

- a. New Board Members for 2009, Myron Peoples, Barry Gerth, Chrisje Mays.
- b. Meeting dates for 2009: 2/4 – 7:00PM Tampa Bay Academy, 5/6 – 7:00PM Tampa Bay Academy. Balance of meeting dates to be determined.
- c. New Officers of Board - Moss Creek HOA for 2009 are:
 - President – Barry Gerth
 - Vice-President – Chrisje Mays
 - Secretary – Debbie Carter
 - Treasurer – Ty Johnson
 - Member @ Large – Myron Peoples
- d. Computer and documents to be turned over by 2008 retiring Board Members to McNeil Management.

5. Financial Reports

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

6. ARC Update

No ARC update, members of ARC Committee not present.

8. Adjourn

Farewell to David Driver, Sandra Gorman and Jim Maloney for a fantastic job well done and a huge thanks was extended for all of their hard work, dedication and contributions over their years of service on the Board.

Meeting adjourned by David Driver at 8:30 pm.

Debbie Carter, Secretary