

Moss Creek HOA Board Meeting - Wednesday, February 21, 2007

Board Members in Attendance:

Sandra Gorman, President
David Driver, Vice President
Jim Maloney, Treasurer

Guests:

Doug Pinner McNeil Management
Christina Bowers
Ty Johnson

Meeting opened at 7:10 pm.

Approval of last minutes:

- Board approved minutes from Annual meeting.

Treasurer's Report:

- Treasurer's report was approved.

ARC Report:

- Only one proposal received. Approved by the ARC.

Elections:

Sandra Gorman : President
Dave Driver : Vice President
Christina Bowers : Secretary
Ty Johnson : Treasurer
Jim Maloney : Member at Large

Old Business

- Review of Parking Covenant. It must remain a Board rule at present. May become a covenant in the future if put to a vote in community.

New Business

- New management reports are well received. Much easier to use.
- Contractors to see what can be done to fix the loop will evaluate pavement and timer problems with the entrance gate due to recurrent problems. The gate timers may be a requirement to comply with ADA laws. Gloria will investigate for us.
- Inside contractor will repair lights.
- Post to be removed by Board at the EXIT side since the sign has disappeared.
- Entrance modifications are being considered to update the appearance and to alleviate constant repairs and expenses to maintain.
- Contractor will clean fences as they are soiled and some graffiti has appeared by the County Lift Station.
- Web site development will start soon and will include Newsletter, dates of interest, a link to McNeil Management, ARC forms and Documents.
- Covenant Review. Pending volunteers to form a committee since this was requested by some community residents.
- Board action requests will be made through the web site via e-Mail once it is running. This will allow for a record to be kept so that should eliminate dropped issues from forming.
- Free roaming cats : McNeil once informed of the issue will send letters. This has been an issue for some time. The cats are sometimes not seen during drive through inspections so they will have to be reported by homeowners as observed. The Grace period for the Management switch over is now expired and the process will begin a new.

Meetings

2007 Meetings will be held at Tampa Bay Academy except the annual, which will be at the Riverview Civic Center. Everyone is welcome. The schedule is currently:

April
June
August
October—Annual meeting

Meeting adjourned at 8:45 PM.

Respectfully submitted,
David. Driver