

1. Board Members in Attendance:

David Driver – President
Sandra Gorman – Vice-President
Jim Maloney – Director
Debbie Carter – Secretary
Tyrone Johnson – Treasurer
Doug Pinner – McNeil Management

No Community Attendees

2. Meeting Called to order by David Driver at 7:02 P.M.

3. Motion to approve last meeting minutes
Minutes approved by board.

4. Old Business

a. Review bids for front entrance

2 contractors –

Rockland Brick Pavers – estimate \$4440 – Grade B brick pavers

6” sub-base crushed concrete – no warranty on pavers – 10 yr. warranty on labor
(see estimate for details)

Paver City – Todd Springer – will be present later in the meeting (will resume
discussion later in the minutes)

b. Entrance post for keypad

Still being looked into – Tyrone waiting to hear back on estimate

American Access – estimate?

c. Collect all meeting minutes for web update –

Sandra G. and Dave D. will gather all meeting minutes for web update to give to
Elaine (webmaster)

d. ARC Guidelines must be formalized

House paint color chart updates needed

Matt Gorman, Bill Bowers and Dave Richardson to have ARC Guidelines by
Board meeting on 6/18

- e. Swingset at 11143 BC resolved – has been moved out of view from street
Fence color at 11124 BC still unresolved – Doug from McNeil to check into
fencing guidelines; stain on fence not approved by ARC
Pavers at 11113 BC not approved – did not get ARC approval- McNeil Mgmt
communicating with residents on this
Trailer at 11140 BC resolved – no longer there
Sod at 11131 BC resolved

Discussion ensued about alternatives to St. Augustine grass because of drought situation – different varieties to possibly consider – deed restriction – not a lot of room to change – need to check into guidelines to possibly include on Agenda for Annual Meeting in October.

5. New Business

- a. 2008 meeting dates approved: Tampa Bay Academy 7:00PM

February 20
April 16
June 18
August 20
October 15 Annual Budget: Riverview Civic Center
December 17
- b. Debbie Carter welcomed as new Secretary of Board
- c. Private property signs in response to increased solicitation
Motion to purchase 1 sign to be placed on entry column – cost \$250
Motion granted
- d. Moss Landing Construction
- e. 2007 taxes
Doug Pinner from McNeil Management said already handled

6. Financial Report

Doug Pinner from McNeil Management went over new formats for Balance Sheet, General Ledger and Variance Report.

Reserve study – cost - \$2600 to prepare - \$3000 budgeted

Not on agenda --- violations discussed – 10734 Moss Island Dr. – fence problem

Delinquent accounts turned over to attorney

4. Old Business (resumed from earlier in the evening)

- a. Review bids for front entrance --- Paver City – Todd Springer and Jason ??
proposed 6-8” crushed concrete as well as 2 concrete footers for areas of heavy truck traffic – 50’ of footer – 10 year warranty on pavers; 2 year warranty on labor – have to go back out and look at area in question again for measurements; ballpark estimate for job - \$5,300 \$5,400 – will submit formal estimate - can do job in matter of couple - three days - Dave D. suggested asking for 5 year warranty on labor instead of 2 yrs

Motion to accept Paver City bid up to \$6,000 – 2nd the motion – Board voted - unanimous vote - Motion passed

Doug from McNeil to contact Todd Springer about warranty on labor extension from 2-5 years

Meeting adjourned at 8:41PM

Next Meeting: April 16th at 7:00PM – Tampa Bay Academy