

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

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

Minutes

1. Certifying of Quorum

The Meeting was called to order by President, Barry Gerth at 7:12 pm. It was confirmed that the meeting sign was posted at least 48 hours in advance. Board members Barry Gerth, Chrisje Mays, Debbie Carter, and Myron Peoples were in attendance. Doug Pinner from McNeil Management and residents, Dave Driver and the Huertas family were also present. Ty Johnson was not present.

2. Approval of last minutes

On Motion: Duly made by Debbie Carter (Secretary), seconded by Chrisje Mays (VP) and carried unanimously.

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

3. Old Business

a. Tree removal at 11150 Bridgecreek Drive – does not need to be replaced due to tree being diseased and Hillsborough County does not require replacement. Resident who had lodged complaint was advised of this by Barry Gerth, Pres.

b. Outstanding paver issue – discussion about several homes in which pavers have been installed on sidewalks of residences and which do not conform to the Declarations of Covenants. Board proposed need for amending the Declaration to allow for pavers. Board will determine the language for the proposed amendment. Manager will forward language to attorney to have meeting package prepared.

c. Newsletter – Barry presented example of tri-fold format newsletter for residents – Board approved – Barry will work on getting newsletter mailed out to community asap.

d. Review of outstanding violations – description of notices sent, violations report presented and explained by manager.

4. New Business

a. Neighborhood Picnic – A picnic was proposed and decided for Bridgecreek Circle 1st weekend in April on Saturday, 4/4/09. Moss Creek HOA will provide hamburgers and hot dogs – residents to bring side dishes.

b. Pond Proposals – discussion about the 3 proposals submitted for community pond maintenance. Barry will meet with the newly selected contractor to review the property and planned maintenance.

On Motion: Duly made by Debbie Carter, seconded by Chrisje Mays and carried unanimously.

Resolve: To hire Lake Doctors of Lakeland to provide routine pond maintenance for the community.

c. Extension of community perimeter fence due to burglaries – discussion about area opened up due to clearing out by resident – opened directly to Balm Riverview Road and easy access for foot traffic off of BR road into our community – consequently 3 burglaries took place in that area. Resident whose property backs up to recently cleared out area has submitted request to ARC for white vinyl fence like existing one along BR Road. Board will table decision to pursue perimeter fence until outcome of ARC decision of resident's request for fence.

Note: Following the conclusion of this meeting (2/4/09) and prior to the meeting notes being typed up, it should be documented that resident who submitted request to ARC for fence has had fence constructed along Balm Riverview Road behind their property where area had been cleared out. Hopefully this will deter any further potential foot traffic into our community from BR Road especially with criminal intentions.

5. Financial Reports

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

6. ARC Update

Members of ARC Committee were not present.

Discussion about uneven fence at unit 18 – still remains an unresolved issue. Barry suggested he would approach homeowner to try to determine what situation is and how it can be resolved – to update Board at a later date.

7. Adjourn

Next meeting is scheduled for Wednesday, 5/6/09 at 7:00 pm at Tampa Bay Academy.

On Motion: Duly made by Debbie Carter to adjourn meeting, seconded by Chrisje Mays and carried unanimously.

Resolve: Meeting adjourned at 8:25 pm.

Debbie Carter, Secretary