

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

**Tampa Bay Academy
Boyette Road, Riverview, FL
January 19, 2010**

Minutes

1. Certifying of Quorum

- Board members Myron Peoples, Debbie Carter, Ty Johnson and Lyle Allen were in attendance. Doug Pinner from McNeil Management and residents, Jim Maloney and a new homeowner, Brian - last name unknown??? 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 Myron Peoples at 7:04 pm.

3. Approval of last minutes

- **On Motion:** Duly made by Ty Johnson, seconded by Lyle Allen and carried unanimously.
- **Resolve:** To waive the reading of minutes from the previous meeting and approve as presented.

4. Old Business

- Outstanding paver issue – Doug Pinner from McNeil announced that Attorney is preparing paperwork to record recent amendment for the Declaration of Covenants, Article VII Section 8 with Clerk of the Court – will let us know once paperwork is ready for Board signature.
- ARC update – Doug Pinner reported ARC still in the process of formulating and completing design standards for exterior paint, stain and now pavers.

5. New Business

- Community Update – front entry walkway gate enclosure completed. Gate is open at the present time to allow time for residents to get lock combination. Doug said McNeil sent out mailings to residents regarding combination on gate lock today, 1/19. Gate will be closed for good on Sunday, 1/24.
- Neighborhood picnic discussed for April and it was decided that picnic will take place on Saturday, April 24th. It will be set on Bridgecreek Circle – same location as picnic in April, 2009. HOA will provide tent set up, chairs, tables, hamburgers, hot dogs - residents attending to bring covered dish.

- Spring Community Garage Sale discussed for March since there was none in the fall of 2009. It was decided for Saturday, March 20, 2010 – gates will be open from 8am to 1pm for sale.
- Landscaping around gate entryway – mulch estimates were obtained for north and south side of Moss Creek entry for new borders – Board authorized Landscape Committee up to \$600.00 to obtain mulch for job. In light of new walkway gate installation, landscaping around borders is in process of being changed and will require new mulch coverage.
- Also discussion took place about modifying irrigation to drip irrigation at a cost of about \$200.00. Debbie made motion to authorize Landscape Committee up to \$200.00 to change irrigation system around border areas at gate entry and Myron seconded.
- Lastly, suggestion was made that Moss Creek white pvc border fence is in need of pressure washing. Doug said he would check into it and set it up.

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.

8. Adjourn

- The next meeting is scheduled for Tuesday, April 20, 2010 - 7pm at Tampa Bay Academy.
- Meeting was adjourned at 8:00pm.

Debbie Carter, Secretary