

Moss Creek HOA, Inc.
Board Meeting
Tampa Bay Academy
Boyette Road, Riverview, FL
July 20, 2010

Minutes

1. Call to Order

- Board members Barry Gerth, Myron Peoples, Debbie Carter, Ty Johnson and Lyle Allen were in attendance. Doug Pinner from McNeil Management was also present. It was confirmed that the meeting sign was posted at least 48 hours in advance. The meeting was called to order at 7:00pm.

2. Approval of last minutes

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

3. Old Business

- ARC paver update – ARC still working on standards for pavers. Board to try to get update.
- Front gate issue update – walkway gate appears to be in order and functioning well since being repaired by Danielle Fence. No issues at this time.

4. New Business

- Gate keypad options – American Access submitted proposal estimates to McNeil. To repair the motherboard would be \$750. To remove old system and install entire new system would be approximately \$3200 (American Access recommends). To replace phone lines app. \$1122. Discussion by Board – other possibility -- Ty and/or Dave Driver to work on gate keypad/software with laptop to see if changes can be made that are needed at present. Board decided to hold off making decision on American Access proposals until October annual meeting.
- Front entrance Landscaping – at the request of a homeowner, Prodigy submitted estimate of \$505 to plant new plants and mulch at entry. Put on hold for now – Board may try to purchase some plants and plant to spruce up entry. Discussion about Prodigy – feel the need to replace them but holding off due to cost. Have received bids from other landscaping companies – coming in quite a bit higher than Prodigy. Board feels there is need for change.

- Dues consideration for 2011 – Doug went over financials with Board as to where we are to date – at this point Association is in good shape – looks on course – with Board's desire to make change with landscaping company there was discussion as to slight quarterly increase in order to cover increased cost. Doug mentioned will bump up landscaping estimates in 2011 budget for discussion and consideration at annual meeting to be held in October.

5. Financial Reports

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

6. Violations Report

- Doug (Manager) presented and went over violations with Board.

7. Adjourn

- The next meeting (annual board/budget meeting) is scheduled for Tuesday, October 19, 2010 - 7pm. Location to be determine – most likely will be Riverview Civic Center.
- Meeting was adjourned at 8:05pm.

Debbie Carter, Secretary