

Moss Creek HOA Board Meeting - Wednesday, June 21, 2006

Board Members in Attendance:

Sandra Gorman, President
Barbara Bidot, Treasurer
David Driver, Vice President
Jim Maloney, Director

Guests:

C.R. Cole – Sterling Mgmt.
Christina Bowers
William Bowers
Mark Cook
Kevin Driscoll
Nancy Driscoll
Jill Driver
Matt Gorman
Dave Richardson
Dwayne Rowell
Emily Rowell

Meeting opened at 7:13 pm.

Approval of last minutes:

- Board approved minutes from May 17, 2006 meeting.

Treasurer's Report:

- CD's of \$5,000/\$5,000/\$10,000 in reserve funds are included in the figure below.
- Total assets are \$49,978.37 including both operating and reserves.
- Treasurer's report was approved.

ARC Report:

- Member, Matt Gorman reported there is one proposal in process for fencing.
- Welcome new member of the ARC, William "Bill" Bowers.

Old Business

- Sandra noted the Secretary vacancy due to Ewa Kozlowski's resignation. She opened the floor for nominations. Christina Bowers was nominated and elected as MC HOA Secretary.
- Introduction of C.R. Cole, our new manager with Sterling Management.
- The Moss Creek Web site is no longer active and has been shut down. Due to an integrity breach, interception of emails, bogus requests, and harassments, the Board has had the web site shut down. The FBI is investigating. Joe Hobsh at Sterling Management is handling any communication to the Board until the new web site through Sterling Connect is available in July.

New Business

- There are **3 categories of bids** that have been collected for review for this meeting:
 1. Tree trimming, moss removal, dead tree removal (huge oak at entry)
 2. Wrought Iron Gate extension, pedestrian gate closure with double sided keypad entry
 3. Landscaping to include replacement grass on Balm Riverview, replacement of dead sod in turn around area with river rock, replacement/upgrade foliage at entry center and near MC signs with extension of irrigation system to maintain the sod inside the sidewalk along road.
- Board members voiced a concern with the lack of response from companies for bids. Each committee will document the requests and their responses and/or bids received. It was noted that some companies do not deal with HOA groups.
- **Bid Category #1**-Tree trimming, moss removal, and dead oak tree removal bids collected and reported by Jim Maloney.
 1. Bids varied from \$3000 - 4400. Companies were unanimous that the entry oak tree is a gate and property hazard that needs to be removed as soon as possible.
 2. Both companies discouraged utilizing the sprays to de-moss as they can defoliate trees, do not completely clear the moss and may discolor homes and walkways.
 3. J.W. Tree Service provided the most complete and reasonable bid at \$4400.
This bid price will include a bucket truck and 4 men for 2 days for the project. This includes de-mossing 45 community trees, tree trimming, and full removal of the entry oak tree.

The Board voted to accept the J.W. Tree Service bid and to begin the project immediately as it falls under "property maintenance."

- **Bid Category #2-** Wrought Iron entry fence extension and addition of pedestrian gates with double keypad entry locks. Bids collected and reported by Dave Driver.
 1. Bids varied from \$7000 (without locks) to \$12,690. He requested bids from 5 companies, 2 responded.
 2. The project involves 120 linear feet of galvanized, powder coated wrought iron fence to close the entry and allow keypad access on the sidewalks from either side. There will be a key access to override the keypad on the inside keypad.
 3. Fence/Gate Bids:
 - a. **Danielle Fence** did not provide a bid but it was noted the bid provided 3 years ago was approximately \$9000.
 - b. **Ornamental Ironworks** did not provide one as they had bid 3 prior times and the project was not completed.
 - c. **Custom Ornamental Iron Works** provided a bid for \$12,690. The bid was professional, complete with digital before and after images, bid guaranteed for 90 days, includes the heavy duty locks, with the powder coated fence finish for less maintenance.
 - d. **Metals & Nature** provided a bid for \$7000. This does not include the locks or the lock installation. Research on locks determined that the cost of durable/high use locks and installation by a locksmith would add about \$2000 to this bid.

The Board voted to accept the bid from Custom Ornamental Iron Works and present it to the homeowners to be paid by special assessment.

- **Bid Category #3-**Landscaping: Replacing and adding plants/foilage at the gate/entry area, replacing damaged sod and extending irrigation system to maintain sod outside the community along Balm Riverview Road. The landscaping will be maintained by our landscape company. The area that is constantly damaged grass area between the sidewalk and the street will be redone in rocks. It was suggested to “mud” the rocks to secure them. Thanks to ARC Member and Registered Landscape Architect, Bill Bowers for creating a landscape plan for our entrance area. Bids collected and reported by Matt Gorman. He contacted 6 companies and only 2 provided bid proposals.
 - a. **Prodigy**, (our lawncare/landscape company since January) provided a bid for \$5,338. They can do all of the items with the exception of the irrigation system extension.
 - b. **Four Seasons Lawn and Garden** provided a bid for \$13,101. Their bid included the irrigation but for the other line items included in the Prodigy bid, their price for that alone was \$12,000.

Sandra complimented Prodigy’s excellent performance for our community since they took over in January. They have replaced countless damaged sprinkler heads. The bridge area has been cleared of the overgrowth and looks wonderful.

The Board voted to accept the Prodigy bid to be presented to the homeowners to be paid by a special assessment. Sterling Management will seek bids for the extension of the irrigation system. This information will be reviewed by the Board members and the findings will be shared with homeowners in writing as per the covenants.

- The next step will be to provide homeowners with a packet of information including bids, financial information, voting on two separate bids: the Fence extension/pedestrian gates project with locks AND the Landscape/Sod project. There will be a vote for special assessment of approximately \$300 for each homeowner. Homeowners will be able to vote for both, either or none of the projects. Proxy forms will be included but all homeowners are encouraged to attend the next meeting in August. The Board hopes to have the mailing, voting, payment coupons mailed and projects completed within 3 months.
- **Sandra clarified that a majority vote is needed to pass a special assessment.**
- C.R. from Sterling will liquidate one of the small CD’s to begin the tree removal, de-mossing and trimming project.
- Sandra will phone Prodigy to get bids on an oak tree to replace the one being removed at the entry. According to Hillsborough County, trees removed should be replaced with a comparable tree.

Next Meeting is August 2, 2006 in the Riverview Civic Center at 7 PM. Everyone is welcome.

Meeting adjourned at 8:36 PM.

Respectfully submitted,
Jill E. Driver