

Moss Creek HOA, Inc.
Board Meeting

Tampa Bay Academy
Boyette Road, Riverview, FL
June 18, 2008

Minutes

1. Certifying of Quorum

The Meeting was called to order by President, David Driver at 7:05 pm. It was confirmed that the meeting sign was posted at least 48 hours in advance. Board members David Driver, Sandra Gorman, Debbie Carter, Ty Johnson and Jim Maloney in attendance. Dave Richardson of the ARC was also present as well as McNeil Management. No community attendees.

2. Call Meeting to Order

The meeting was called to order by President, David Driver at 7:05 pm.

3. Approval of last minutes

On Motion: Duly made by David (Pres.), seconded by Jim Maloney and carried unanimously.

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

4. Old Business

- a. Entrance post for keypad – discussion about purchasing/giving remote gate openers to those in need in lieu of reconstructing entrance post. Decision made to not reconstruct post.
- b. Minutes of prior meetings still being worked on in preparation for web update.
- c. ARC Guidelines formalized – Dave Richardson reported that he and Matt Gorman are still working on the ARC Guidelines – Doug from McNeil suggested obtaining an exterior paint color chart from them.

Fence color at 11124 BC – Dave Driver will contact homeowner and make suggestion to take care of front fence panels that face the street in lieu of having to do entire fence.

Pavers at 11113 BC – McNeil to send violation notice – covering door entry ok – but not allowed on sidewalk area – will need to be removed - suggest if can get 2/3 of community to agree to change covenants then can allow pavers on sidewalk areas as well but must have 2/3.

- d. Private property sign – still waiting on proof.
- e. Moss Landing fence broken – discuss in newsletter about possibilities of what to do.
- f. Mediation pending for fence violation – hold off on moving forward with Mediation.

On Motion: Duly made by Sandra Gorman (VP), seconded by Dave Driver (Pres.) and carried unanimously.

Resolve: To make attempt to contact homeowner about the problem to try to come to agreement about taking care of problem.

5. New Business

- a. Fire started by bridge – has already been addressed – discussion to be made in community newsletter.
- b. Teens building in creek area – has been addressed and cleaned up – discussion to be made in community newsletter.
- c. Status of Resource study – still in progress.

Board reviewed notices report and architectural alterations report. Manager will process ongoing violations as appropriate.

6. Financial Reports

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

7. ARC Update

Architectural – McNeil Management presented sheet with architectural alterations requests from 5/06/08 to 6/18/08 with status of same. Dave Richardson reported that he and Matt Gorman are still working on the ARC Guidelines – Doug from McNeil suggested obtaining an exterior paint color chart from them.

8. Adjourn

Meeting adjourned by David Driver at 8:25 pm.

Debbie Carter, Secretary