

Moss Creek HOA Board Meeting - May 17, 2006

Board Members in Attendance:

David Driver
Jim Maloney
Barbara Bidot

Guests

Gail Knight – Sterling
Kevin Driscoll
Nancy Driscoll
William Bowers
Christina Bowers
Erik Madaris
Patty Madaris

Meeting opened at 7:00 pm.

Approval of last minutes:

- Board approved minutes from March 2006 meeting.

Treasurer's Report:

- Board request better understanding on the reports issued by Sterling Management.
- Treasurer's report was approved.

ARC Report:

- No ARC report given due to no ARC members present.

Old Business

- Outstanding violations spreadsheet was reviewed and updated March 17th after inspection on March 10th.
- Board addresses concern from a homeowner on the harsh verbage used in the violation letters sent from Sterling Management. Board requested at last meeting that Sterling Management send all violation notices to Board for their review prior to sending out. The last few violations were written by the Board and forwarded to Sterling Management for mail out.
- A request from a homeowner for Thank You or "in compliance" letters to be sent to homeowners once a violation has been resolved for closure. Board noted suggestion and will work with Sterling Management to provide this in the near future.
- Backup batteries were installed but still having intermittent issues with gates sticking open. The Board requested a bid for a service contract or a preventative maintenance contract for the entry gates due to the constant service calls placed this year.
- Sterling presented Board with one bid from Prodigy for landscaping, replacing sod and pouring a small area of concrete at the north corner of the entrance to improve the entrance. In order to approve this project, the Board requests more than one bid from Sterling and to provide one in the next three weeks. Due to the urgency of improving the entrance of Moss Creek, the Board will hold a meeting on June 21st to review bids and make a decision.

- No bids provided at this time for the sidewalk gates and fence enclosure of the entrance. There is a delay in obtaining survey information from the county.
- There was no participation in the spring cleaning in March for the common areas. Thanks were given to David Driver and Jim Maloney for an outstanding job with the repair of the lights at the entrance.
- Still in progress in (Balm Riverview Sod)
- The Board read the covenants as well as quoting the Hillsborough County Ordinance on free-roaming cats in the community. A homeowner addressed the Board on the situation that their cat is an outside cat and they could not find a viable option for keeping the cat contained on their property. Board apologizes and sympathizes with their situation but explained to them that the Board has to uphold the covenants as written.
- Sterling Management has recently introduced a website, Sterling Connect, where all homeowners may view the covenants, violations and community news. The first six months is available at no charge and the Board approved. The existing website will be terminated and Sterling Connect should be available sometime in July.

New Business

- SwiftMud will be performing an inspection of the conservation areas in July. Board approved Phillips Environmental to prepare for inspection.

Meeting adjourned at 8:35pm