

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

**Tampa Bay Academy
Boyette Road, Riverview, FL
May 5, 2008**

Minutes

1. Certifying of Quorum - Call to Order

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 and Jim Maloney in attendance. Dave Richardson of the ARC was also present as well as McNeil Management. No community attendees.

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

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

2. Committees

Architectural – McNeil Management presented sheet with architectural alterations requests from 4/15/8 to 5/5/08 with status of same. Bamboo shield for 11133 Bridgecreek approved by ARC. ARC Guidelines need to be finalized and formalized – need specific paint palate (color chart). Matt Gorman and Dave Richardson of ARC to start process and then get with Board.

3. Financials

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

4. Unfinished Business

- a. Approval to pay invoice from Paver City for pavers at front entrance – approval given by Board. McNeil to follow-up with Prodigy about sprinkler system on sod also about possibly changing sprinkler in island around entrance --- keeps getting broken.
- b. Private Property Signs – waiting on proof with different dimensions – in process.
- c. Entrance post for Keypad:
Star Security Systems – 995.00; American Access Controls – 1,285.00
On Motion: Duly made by Debbie Carter, seconded by Sandra Gorman
Resolve: to accept American Access Controls' proposal to move entrance post for keypad at front entrance – discussion ensued as to more investigation needed before proceeding.
Amended Motion: pending further discussion and measurements, seconded by Jim Maloney and carried unanimously; approved by Board.
- d. On Motion: move forward to do Reserve Study – cost \$2600, motion seconded and approved by Board.
- e. Minutes from prior meetings – David and Sandra to get past minutes organized for web update.

5. New Business

Moss Landing fence broken --- need to contact KB Homes about repair – discussion about possibly planting some type of tree or shrub to cover area and create aesthetic feel.

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

6. Adjournment

On Motion: Duly made, seconded and carried unanimously.

Resolve: To adjourn the meeting at 8:19pm.

Debbie Carter, Secretary