

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

**Tampa Bay Academy
Boyette Road, Riverview, FL
May 6, 2009**

Minutes

1. Certifying of Quorum

The Meeting was called to order by President, Barry Gerth at 7:05 pm. It was confirmed that the meeting sign was posted at least 48 hours in advance. Board members Barry Gerth, Debbie Carter, and Ty Johnson were in attendance. Doug Pinner from McNeil Management and resident, Dave Driver were also present. Myron Peoples and Chrisje Mays were not present.

2. Call Meeting to Order

The meeting was called to order by President, Barry Gerth at 7:05 pm.

3. Approval of last minutes

On Motion: Duly made by Barry Gerth, seconded by Debbie Carter and carried unanimously.

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

4. Old Business

a. Outstanding paver issue – Board again proposed need for amending the Declaration of Covenants, Article VII Section 8 to allow for pavers. Board discussed and decided on the language for the proposed amendment. Manager will forward language to attorney for amendment to have meeting package prepared. Once drawn up a special meeting will be held – will need to mail out proxies – need to collect 2/3 of community vote in favor to pass – a mailing to residents will be done to announce special meeting.

b. Lake Doctors update – Barry met with person from Lake Doctors to discuss maintenance – long process to get the ponds back in good condition – certain trees and bushes can be taken out but have to get approval from Southwest Florida Management first. Will probably wait until the fall to proceed with removal process.

c. Meeting minutes and agendas for website update – need to check website and with Elaine (webmaster) to confirm posting of past meeting minutes and meeting agendas on website. Debbie said she will handle.

d. Color boards for exterior house paint have disappeared – need to locate – Barry will check with Matt Gorman of ARC and Dave Driver will check with Dave Richardson of ARC. ARC needs to set out specific guidelines for painting.

e. Neighborhood picnic review – all thought it was a big success --- very good turnout – discussion about possibly doing another one in the fall – maybe in front area of community.

f. Update on fence issue – Barry spoke to both homeowners with fences in question. Progress is being made – hopefully coming to some resolution soon. Barry will continue to work with homeowners on it.

5. New Business

a. Problem with roaming cats discussed – decided that letters should be sent to owners by Manager.

b. Additional new business not on Agenda. Need to schedule spring garage sale – have not had one yet. Decided to set Saturday, June 13th for community garage sale – gates open from 8am to 1pm. Sign will be placed at gate entrance to give residents plenty of notice.

6. Financial Reports

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

7. Violations Report

- Doug (Manager) explained process for violations. Discussion about conditions of lawns in the community especially during extreme drought period and severe water restrictions.

General Discussion --- Dave Driver brought up issue regarding the North fence running behind his property, who owns it, easement questions, etc. – this will be put on the Agenda for next meeting in August.

8. Adjourn

Next meeting is scheduled for Tuesday, 8/4/09 at 7:00 pm at Tampa Bay Academy.

Barry adjourned meeting at 8:30pm.

Debbie Carter, Secretary