

ANNUAL MEMBER MEETING

Call to Order: Annual meeting was called to order by Barry Gerth at 7:45pm.

Verify Quorum: A quorum was achieved with nineteen (19) lots represented in person and ten (10) lots represented by proxy for a total of 29 lots.

Verify Timely Notice: Manager displayed affidavit of mailing dated September 28, 2009 as proof of proper meeting notice distributed at least 15 days in advance. Affidavit filed for audit. Meeting Notice sign also posted inside community at front gate entrance at least 10 days prior to meeting.

Reading of Minutes: Debbie Carter made motion to waive reading of minutes from last annual meeting in October, 2008. Motion was seconded by Ty Johnson and carried unanimously to waive reading of prior Board and annual meetings' minutes and approved as presented.

Unfinished Business: None.

New Business:

Community Update: Fairly good community turnout due to concern about security issues in light of recent break-in and robbery of residence in addition to 3 other break-ins and burglaries earlier in the year. Issue is open walkways at gate entrance.

McNeil Management provided proposals from two (2) fence companies, Bay Area Fence and Danielle Fence to close in walkways with gate/lockbox. Board feels that proposal from Danielle Fence seems reasonable to close in walkways at gate entrance of community. Board discussed the proposals with residents and decided the job will be taken out of reserves and not assessed against homeowners. There is a mutual community feeling of urgency to get the enclosure done sooner than later to keep out potential trespassers with malicious intent.

Resident who was burglarized brought up point that was made by Hillsborough County Sheriff's Office about grids located in present gates that lend a ladder effect to potential trespassers and need to be possibly reconstructed to avoid same. McNeil will obtain new proposal from Danielle Fence to include this as well as using a keypad code system on gate as opposed to key/lock system.

Board agreed to go with Danielle Fence because they did the original work in the gate area and perimeter fencing of Moss Creek and know the layout of the community. Ty made motion to approve gate walkway enclosure up to \$5,000 (original proposal came in

at \$4,128.00) – motion was seconded and carried unanimously by Board as well as residents in attendance.

McNeil will contact Danielle Fence in an effort to try to get this project underway as soon as possible.

Amendment to Declaration: outstanding paver issue – discussion ensued about amendment to Declaration of Covenants – some residents have issues with the wording of the amendment. Board along with Doug Pinner explained that emphasis is on the last sentence of the amendment specifically the underlined section unless specifically approved in writing by the Architectural Committee. The ARC will draw up the guidelines and/or design standards regarding pavers, etc. to be considered as choices.

A general vote was then taken by everyone in attendance and it was unanimous, however, not enough to make up 2/3 vote of the community. There were 29 votes (proxies and in person) – not enough to pass. Members opted to reconvene meeting at a later date in an attempt to collect additional proxies. Manager will compile a list of all proxies submitted thus far so the Board can approach the remaining lots to request their participation.

The Members will reconvene the membership meeting on Tuesday, December 1, 2009 at 7:00pm at Debbie Carter's home. Announcement of the reconvened meeting was provided verbally at the member meeting in order to constitute proper notice.

Introduction of Candidates: Barry Gerth, Ty Johnson, Debbie Carter and Myron Peoples all indicated they would be willing to stay on the Board for another year if no other nominations came forward. Lyle Allen, a new resident in Moss Creek, was nominated and is willing to serve. No other nominations were made. Members confirmed by acclamation that the five (5) candidates would serve as the new board of directors for 2010.

Mr. Huertas expressed an interest and has volunteered to be on the ARC.

New Board of Directors:

Barry Gerth
Ty Johnson
Debbie Carter
Myron Peoples
Lyle Allen

Election of officers will take place at next regularly scheduled Board Meeting.

Adjournment: The Annual meeting of Moss Creek HOA was adjourned at 8:35pm, will reconvene on December 1, 2009 as announced.

Debra L. Carter, Secretary