

ANNUAL MEMBER MEETING

Call to Order: Annual member meeting was called to order by Barry Gerth at 7:30pm. Doug Pinner and Kendra Gustafson from McNeil Management were present. Kendra will be representing McNeil Management at Moss Creek HOA meetings in 2011.

- Verify Quorum: A quorum was achieved with eight (8) lots represented in person and five (5) lots represented by proxy for a total of thirteen (13) lots.
- Verify Timely Notice: Manager displayed affidavit of mailing dated September 30, 2010 as proof of proper meeting notice distributed at least 15 days in advance of meeting. Affidavit filed for audit. HOA Meeting Notice sign also posted inside community at front gate entrance at least 48 hours prior to meeting.
- Reading of Minutes: Lyle Allen made motion to waive reading of minutes from last annual meeting on November 10, 2009. Motion was seconded by Debbie Carter and carried unanimously to waive reading of prior Board and annual meetings' minutes and approve them as presented.

Unfinished Business: None.

New Business:

- Community Update: 2010 proved to be a pretty active and productive year for the Board and community of Moss Creek.
 1. The front entry walkway gate enclosure was completed at the end of January, 2010 by Danielle Fence. Discussion about changing code in walkway gate – probably should wait until next year at end of school year – will table for 2011.
 2. Paver issue – amendment for Declaration of Covenants, Article VII Section 8 was recorded and filed with the Clerk of the Court, Hillsborough County on February 10, 2010. ARC has been working on compiling standards for pavers to give residents a general idea of what will be acceptable and what will not.
 3. Spring community garage sale took place in March.
 4. Neighborhood picnic/barbecue was held in April – pretty good turn out.
 5. Barry applied for HOA grant money for landscaping – grant money came through in April for additional landscaping (trees and shrubs) on outside

fence area of community as well as for low volume irrigation system. Board along with volunteers completed planting on May 8th and low volume irrigation system was installed.

6. Discussion about road status – condition of roads – Doug from McNeil indicated that we can get someone out to determine what condition the roads are in – according to reserve study done in 2008 will not need to repave until 2020. Reserves appear to be on track for this. There will be further discussion in 2011.

There is an enlarged pothole at entrance of community which needs to be addressed. Kendra will obtain proposals for repair of pothole and present to Board.

- Introduction of Candidates: floor open for nominations for 2011 Board members – no nominations were made – the five current Board members indicated they would be willing to serve on the Board for another year. Members confirmed by acclamation that the five (5) candidates Barry Gerth, Lyle Allen, Debbie Carter, Ty Johnson and Myron Peoples would serve as the new Board of Directors for Moss Creek HOA in 2011.
- Adjournment: Ty Johnson made motion to adjourn and Myron Peoples seconded. Annual member meeting adjourned at 8:04pm.
- Directors Meeting to Elect Officers: short meeting held to elect officers for 2011 as follows:

Barry Gerth – Vice-President
Lyle Allen - President
Debbie Carter - Secretary
Ty Johnson - Treasurer
Myron Peoples – Director

A big thanks to the staff at McNeil Management for another year of a job well done in managing our Moss Creek community. We appreciate all of your hard work.