

Moss Creek HOA Board Meeting – Wednesday, September 20, 2006

Board Members in Attendance:

Sandra Gorman, President
David Driver, Vice President
Jim Maloney, Director
Christina Bowers, Secretary

Guests:

Bob Moyer, Vanguard
John & Laurie Levensky
Bill Bowers

Meeting called to order by Sandra Gorman at 7:10 p.m.

Approval of last minutes:

- Board approved minutes from August 2, 2006.

Treasurer's Report:

- Barbara Bidot absent, no report at this time. Budget issues with Sterling to be corrected by October 18 Annual Meeting.

ARC Report:

- No report at this time.

Presentation by Bob Moyer of Vanguard Management

OLD BUSINESS

Review of Parking Covenant Article 7, Section 7:

- After seeking guidance from an attorney, board was told that the covenant was still left to interpretation by the board.

Sod in Front Entry:

- Sod sprayed by Prodigy, will be replaced shortly.

NEW BUSINESS

Award Contract for 2007 Management Services:

- After hearing and discussing the presentation from Vanguard and comparing their services with those of McNeil Management and Sterling, there was a motion by Dave Drive to fire Sterling Management and accept McNeil Management as

Moss Creek's new management company. Motion approved unanimously by board members.

Opening Gates for Hillsborough County School Buses:

- Board received a request from a homeowner with a special needs child to leave entry gates open for a period of time in the morning and again in the afternoon to accommodate the school. It is a new County rule that buses may not enter communities with gates in case the gates malfunction and the bus gets stuck inside the community. After much discussion, a motion by Dave Driver to let the community vote on this issue and the issue of the parking covenant interpretation was presented to the board. The board approved the motion. A letter will be sent to each household in order for the residents to vote on these two issues.

Community Garage Sale: Saturday, September 30, 8:00 a.m. to 1:00 p.m.

Meeting adjourned at 8:30 p.m.

Next Meeting: Annual Meeting, Wednesday, October 18, 2006, Riverview Civic Center, 7:00 p.m.