

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes July 30, 2015, 7:00PM Gardenville Recreation Center 6215 Symmes Road, Gibsonton, FL 33534

1. **Call to Order:** The meeting was called to order at 7:05PM.

Verify Quorum: President, Chrisje Mays, Vice President, Dave Driver, Secretary, Jamie Henderson and Treasurer, Ty Johnson were in attendance. Director, Eric Anderson was not able to attend. Brent Genovese will no longer be serving as a director per his May 30, 2015 resignation. It was determined that a quorum was established. Gigi Holmes of McNeil Management was present as well.

Timely Notice: It was verified that timely notice had been posted.

Reading of Minutes:

On Motion: Duly made by Dave, seconded by Chrisje and carried unanimously.

Resolve: To approve the May 14, 2015 meeting minutes as presented.

Homeowner Comments: No homeowners in attendance.

2. **Reports**

Financials: There were no questions on the financial reports. There are currently no accounts in collections for delinquent assessments.

The board asked Gigi to make sure the insurance is bid when it is time to renew.

Management Reports:

Management was directed to send a final notice to the owner of unit ID 3839. They have failed to respond to any of the notices that have been sent regarding paint.

Management was directed to send a final notice to the owner of unit ID 3877. This owner has failed to comply with any of the requests that have been sent for lawn and property maintenance issues.

The board would like the attorney to pursue the case involving unit ID 3853. The owner has not complied with the judgment. The board indicated that the new sod the owner installed has not been maintained and is now dead.

Committee Updates: The board discussed the types of trees they would like to make acceptable replacements for street trees. They agreed to offer the homeowners three options when replacing a street tree. The three species will be identified once the BOD has finished gathering information and considering the best options.

3. **Unfinished Business**

Entry Upgrades: The board directed Gigi to get another bid for the landscape upgrades at the entry.

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On Motion: Duly made by Jamie, seconded by Ty and carried unanimously.

Resolve: To move forward with the entry upgrades per one of the two bids. The vendor will be determined upon the board's review of the second bid.

On Motion: Duly made by Chrisje, seconded by Dave and carried unanimously.

Resolve: To approve the bid from Kevin Johnson for re-painting the entry signs and installing new LED fixtures to illuminate them. They did not approve the portion of the bid relating to the center island lighting.

Message Board: This item will remain on hold for now.

4. New Business

Director Comments:

The board would like to mail out a community newsletter. The content was discussed and a list of items generated. Gigi will follow up and forward a draft to the board for approval.

5. Adjournment

The next meeting will be October 29, 2015, 7:00PM at the Riverview Civic Center.

On Motion: Duly made by Chrisje, seconded by Dave and carried unanimously.

Resolve: To adjourn the meeting at 8:18PM.

Prepared by Manager on behalf of the Board of Directors