

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 28, 2016 Riverview Civic Center 11100 Park Drive, Riverview, Florida 33569

Minutes

1. **Call to Order:** The meeting was called to order at 7:04PM.

Verify Quorum: Board members Chrisje Mays, Dave Driver, Jamie Henderson, Ty Johnson and Ken Romanczuk were in attendance. It was determined that a quorum was established. Gigi Holmes of McNeil Management was also present at the meeting.

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

Reading of Minutes:

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

Resolve: To approve the October 29, 2015 meeting minutes as presented.

2. **Reports**

There were no questions regarding the management reports.

Committee Updates:

Acceptable replacements for street trees will be discussed at the next meeting.

The BOD asked what color soffits can be painted per the community rules. They also discussed asking homeowners painting a sample area on their homes prior to painting the whole home to see if the selected color dries as expected.

3. **Unfinished Business**

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

Pet Waste Station:

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

Resolve: To approve the purchase of two dog waste stations and an additional 800 bags from Dog Waste Depot.

4. **New Business**

Community Pressure Washing:

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

Resolve: To approve the portion of the bid from Peter's Pressure Washing to clean the exterior of the community wall.

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Island Lighting: The BOD would like Kevin to revise the bid he provided to include a different type of LED fixture. They feel that something with a narrow beam would work better in the center islands.

Pedestrian Gate Repairs: One of the hinges on the pedestrian gate broke last week. Based on what he saw, Kevin Johnson believes the damage happened due to the weight of someone climbing on the gate. He fixed it temporarily but suggested having a metal cross bar welded on for extra support. He will provide a bid for the repairs.

CES Proposal:

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

Resolve: To approve the CES bid for maintenance work on the stormwater retention system with the stipulation that CES get board approval before exceeding the estimated quoted cost.

Street Sweeping: The BOD members would all like the street sweeping company to come out again. One of the members will let Gigi know when the time is right to schedule the work.

Director Comments:

The broken street lights that were recently reported to TECO have gone out again since the repairs were made. Gigi will contact TECO regarding the situation.

The BOD would like to put together a correspondence to the Moss Landings BOD regarding the situation with the teenagers that keep cutting through the community in an effort to provide a warning about potential legal trouble for the boys.

Adjournment

The next meeting will be April 28, 2016 at the Gardenville Recreation Center.

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

Resolve: To adjourn the meeting at 8:15PM.

Prepared by Manager on behalf of the Board of Directors