

# MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting January 26, 2017, 7:00PM Riverview Civic Center 11100 Park Drive, Riverview, Florida 33569

### Minutes

#### 1. Call to Order

The meeting was called to order by President, Jamie Henderson at 7:00PM.

**Verify Quorum and Timely Notice:** In addition to Jamie, Dave Driver, Ty Johnson and Chrisje Mays were in attendance. Ken Romanczuk was unable to attend the meeting. It was determined that a quorum of the board was present and that timely notice had been posted in the community. Gigi Holmes of McNeil Management was also present.

**Reading of Minutes:** Gigi read the minutes from the BOD meeting last October.

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

**Resolve:** To approve the October 27, 2016 meeting minutes as presented.

#### 2. Management Reports

There were no questions regarding the management reports.

**Architectural Committee Updates:** The BOD reviewed and agreed with the Architectural Committee's choice to approve the application for pavers submitted by the owner of unit ID 3865.

#### 3. Unfinished Business

**Sidewalk Repairs:** The sidewalk repairs will be scheduled to happen after the street tree removals have been completed. The BOD will meet with the sidewalk vendors to discuss any necessary revisions to the proposals due to tree removals.

**Road Repairs:** The road repairs will be scheduled to take place after the tree removal/replacement and sidewalk repairs have been completed.

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

**Resolve:** To approve the bid from Azzarelli Paving to install compacted asphalt at a cost of \$82,250.00.

**County Grant / Street Tree Removal:** The County grant has been approved. Jamie will be meeting with the committee one more time to finalize the plans for the intended use of the funds. They are offering \$2500 and expect an \$1800 match from the HOA. A majority of the money will be spent on the installation of a new message board at the entry to be used by the BOD to communicate with the residents, common area seating, and a neighborhood party that will include food, drinks and activities for the children. The County requires all of this to occur prior to August 2017.

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

**Resolve:** To accept the grant from Hillsborough County and approve the \$1800 expenditure of the money the HOA is required to contribute.

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Per a recent inspection of the community street trees by the County's Natural Resources Department, a correspondence will be prepared and mailed to the twelve owners who have been "pre-approved" by the Resource Manager to remove the street trees associated with their lots. Although the cost of the street tree removal and any associated driveway repairs will be the responsibility of each homeowner, the HOA will pay for the required replacement of the tree and all associated sidewalk repairs.

**Security Cameras:** Dave and Jamie will meet with Keith Ware from Secure2ware to discuss revisions to the security camera proposal and determine the best timing of this work in relation to the upcoming road repairs. An additional vendor will also be contacted to provide recommendations and another bid.

**Pedestrian Gate Repair / Replacement:** Ken will take a look at the column next to the pedestrian gate that is leaning and let the BOD know his recommendations for straightening it.

**SharpeScapes Bid for Cutback Along Creek and Tree Removal:** The BOD will not be moving forward with any additional cutback along the creek at this time. They do want SharpeScapes to remove the fallen tree in the common area by the back pond.

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

**Resolve:** To approve only the tree removal portion of the bid from SharpeScapes for \$150.

## 4. New Business

**Common Area Pressure Washing:** The BOD would like Peter with Peter's Pressure Washing to move forward with the common area cleaning. Gigi will assist Peter in coordinating with the owners of the homes along Moss Island who have fencing that the Association is responsible to clean. Management will contact the owners to determine which of them would like their rear fences pressure washed when the work is going on.

**Street Light Replacement:** TECO has agreed to replace the existing street light fixtures with LED's at no cost to the community. This will ultimately result in a substantial savings on the electric bill the HOA pays each month. Gigi will forward the new contract to the BOD as soon as it arrives.

**Appointment of Directors to BOD Positions:** The Directors will remain in their current positions.

**Director Comments:** Gigi will try to find a vendor who can replicate the current mailbox posts. This will be discussed more at the next meeting.

The BOD discussed the need for roofing standards to be put in place. They will look to Ken for guidance as to recommended types.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:14PM.

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Prepared by Manager on behalf of the Board of Directors

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