

MOSS CREEK OF HILLSBOROUGH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

February 22, 2018 at 7:00PM

Riverview Civic Center

11100 Park Drive, Riverview, Florida 33569

Minutes

1. Call to Order

The meeting was called to order at 7:00PM.

Verify Quorum and Timely Notice: Jamie Henderson, Dave Driver, Ty Johnson and Lisa DiVasta were in attendance. It was determined that a quorum of the board was present and that timely notice had been posted in the community. Chrisje Mays was unable to attend. Gigi Holmes and Doug Pinner of McNeil Management were also present at the meeting

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

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

Resolve: To approve the October 26, 2017 meeting minutes as presented.

2. Management Reports

There was a question regarding the amount being paid to TECO each month. Per the new agreement that was entered into last year, the electric bill was expected to go down significantly. Doug explained that legal action against TECO is now being pursued due to what seems to be a breach of contract.

Management was directed to send a final notice to the owner of Unit ID 3838 for the ongoing violations against the Lot.

The BOD discussed an Alteration Request for the addition of a screened room extending onto the side lot of the home at Unit ID 3855. A majority of the BOD agreed that the request should be denied due to the desired placement of the structure not being consistent with other similar structures in the community.

3. Unfinished Business

Street Tree Removal: The BOD will not be pursuing the removal of any street trees at this time. Jamie indicated that the ARC has selected Sycamore, Crepe Myrtle as Maple as being acceptable replacements for street trees within the community. The documents will need to be revised to reflect this selection.

Security Cameras: This item will be discussed more at the next meeting.

4. New Business

SharpeScapes Bid for Tree Work:

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

Resolve: To approve the proposal from SharpeScapes for tree trimming.

Reserve Study: The BOD would like more time to review the bids before making a decision.

MINUTES ARE FORMALLY APPROVED WHEN SIGNED AT THE NEXT BOARD MEETING

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Operating Account Funds: Although the operating account has been running low, there is no immediate funding problem. McNeil will monitor the account closely and let the BOD know if it becomes necessary to temporarily hold back reserve funding.

2018 Annual Report: Each year, incorporated entities are required to file an Annual Report with the State of Florida on the SunBiz website. In addition to other general information, an electronic signature by a BOD member is required. Management will wait to hear back from the BOD about signing the report.

5. Adjournment

Director Comments: Per the BOD, sometimes when the exit gate opens, it sticks and can take 30 minutes to an hour to close again. In addition, the board feels that the keypad isn't adequately lit from behind. Management will contact American Access regarding these items.

If Curb King doesn't fix the areas of grass that were dug up during the sidewalk repairs, the BOD would like SharpeScapes to do the work and have the cost charged back to Curb King.

Management was asked to schedule another street sweep for the first week in March.

There will be a community yard sale held the third Saturday in March.

Gigi will continue to follow up with Azzarelli regarding the crack across the road in front of the home at 10714 Moss Island.

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

Resolve: To adjourn the meeting at 8:04PM.

X

Prepared by Manager on behalf of the Board of Directors