

The Enclave at Moss Park Home Owners Association, Inc.

7:30 p.m. at The Pool Cabana
January 26, 2016 Board Meeting Minutes

Call to Order: Meredith O'Connor called the meeting to order at 7:34 p.m.

Quorum: A quorum of the board attended. Present were board members: Meredith O'Connor, Gary Chiou, and Demarick Patton were in attendance. Nikki Bishop from Community Management Professionals (CMP) was also present with 9 homeowners in attendance.

Proof of Notice: Meeting notice was confirmed.

Consent Agenda:

- Meredith O'Connor motioned to approve the November 2015 meeting minutes. Demarick Patton seconded, all in favor, and the motion carried.

Management Report: Nikki Bishop submitted the Management Report. An overview of the inspections, financials, vendor meetings and CMP activities was presented. The hearing meeting was held, and the 2 homes listed were given extra time for sod replacement. Meredith O'Connor motioned to accept ARB finding on the applications: 11457 GCW--Solar Screen & Patio—Approved, 11805 GCW--Satellite Dish—Approved, 12329 GCW-Fence & Screen Enclosure—Approved, 12340 GCW--Pool & Fence—Approved, 9039 Oak Commons—Fence—Approved, 9109 Oak Commons--Screen enclosure & patio—Approved. Demarick Patton seconded, all in favor, and the motion carried. Meredith O'Connor made a motion to comply with legal changes, the ARB committee will make recommendations to the Board, but the Board will officially approve/deny requests. Notice for this will be posted on the Board along with the meeting notice, and CMP will still provide summary page and bring applications to the meetings for the Board to review and sign.

Old Business:

- Sinking Pavers: So far 5 owners have notified CMP that they have reached out to Beazer regarding sinking pavers. Paula Butler advised that Beazer has begun working on her pavers, 11923 was advised that there are no tears in the drain, so nothing they need to do, 11907, 11927, and 12129 are still awaiting feedback.
- Decorative Railing: Installation for this has been completed.
- New Garbage and Recycling Bins Guidelines: Discussion held regarding the new process and the current process will continue until the smaller containers can be obtained then the community guidelines outlined in the documents will be followed again.
- 11445 GCW: Demarick Patton will reach out to the owner to attempt to come to a resolution on the outstanding matters. May look into amending the documents to include this, at the next annual meeting.

New Business:

- Open Lennar Items—Greenspace: Discussion regarding open items. CMP will reach out to advise Lennar that the greenspace is still holding a lot of water, so regrading may be necessary. Will also remind them about the No Parking signs along GCW.
- Townhome & Cabana Painting: The proposal from Vice Painting will be sent over for the next 8 buildings to be painted. CMP will also obtain a quote for the Cabana.
- Community Garage Sale: Scheduled for April 9, 2016, as long as the county allows this.

Next Meeting: Scheduled for February 23, 2016 at 7:30pm.

Adjournment: Meredith O'Connor motioned to adjourn. Demarick Patton seconded, all approved and the meeting adjourned at 9:49 p.m.

Nikki Bishop, LCAM

Association Manager for The Enclave at Moss Park