

The Enclave at Moss Park Home Owners Association, Inc.

Community Pool, Orlando, FL 32832

January 28, 2014 Board Meeting Minutes

Call to Order: Chris Pratt called the meeting to order at 7:30 p.m.

Quorum: A quorum of the board attended. Present were board members: Chris Pratt, Roger Davis and Gary Chiou. Bob Borg from Community Management Professionals (CMP) was also present along with 19 homeowners.

Proof of Notice: Meeting notice was confirmed.

Consent Agenda:

- Chris Pratt motioned to approve the December, 2013 minutes. Roger Davis seconded, all approved, and the motion carried.
- Chris Pratt motioned to approve installing mulch for the townhomes. Roger Davis seconded, all approved and the motion carried.
- Chris Pratt motioned to accept the application decisions from the ARB committee as presented. Roger Davis seconded, all approved and the motion carried.
- Chris Pratt motioned to approved that 11501 Mossy Oak be sold by the approved realtor. Roger Davis seconded, all approved and the motion carried.

Management Report: Bob Borg submitted the Management Report. An overview of the inspections, Hearing Committee, financials, vendor meetings and CMP activities was presented.

Old Business:

- The newsletter will be coordinated by Roger Davis. The newsletter will be revised and a copy sent to CMP for the mail out.
- The painting project begun on 1-27-2014 and all homeowners affected were contacted.

New Business:

- CMP waived the cost of the coupon booklets due to a late mail date and sent out a notice at no charge that informed all concerning late fees and corrected due date.
- The Board may replace the pool rules signs and asked CMP to take measurements.
- Chris Pratt motioned that homeowners calling in to report violations must send a picture or visual evidence of the violation to CMP. Roger Davis seconded, all approved and the motion carried.
- The Board will be establishing a vendor inspection policy in future meetings.
- Chris Pratt motioned to approve the three amendment revisions as presented and have these revisions prepared for approval at a special meeting on February 25, 2014 at 7:00 at the pool. Roger Davis seconded, all approved and the motion carried.
- Roger Davis discussed security and the Citizens on Patrol program.
- Chris Pratt motioned to bid up to the full amount owed for 11402. Roger Davis seconded, all approved and the motion carried.
- CMP announced that the Enclave at Moss Park has been nominated for a "Communities of Excellence" award.
- The Grounds Committee will review any needed tree replacements.
- Gary Chiou will present a financial overview of 2013 at the next meeting.

Next Meeting: The next meeting will be held on February 25,, 2014.

Adjournment: Chris Pratt motioned to adjourn. Roger Davis seconded, all approved and the meeting adjourned at 8:49 p.m.

Bob Borg, CMCA, AMS

Association Manager for The Enclave at Moss Park