

## **The Enclave at Moss Park Home Owners Association, Inc.**

7:30 p.m. at The Pool Cabana  
February 23, 2016 Board Meeting Minutes

**Call to Order:** Meredith O'Connor called the meeting to order at 7:31 p.m.

**Quorum:** A quorum of the board attended. Present were board members: Meredith O'Connor, Gary Chiou, attended and Demarick Patton was absent. Bob Borg from Community Management Professionals (CMP) was also present with 11 homeowners in attendance.

**Proof of Notice:** Meeting notice was confirmed.

**Consent Agenda:**

- Meredith O'Connor motioned to approve the January 2015 meeting minutes. Gary Chiou seconded, all in favor, and the motion carried.

**Management Report:** Bob Borg submitted the Management Report. An overview of the inspections, financials, vendor meetings and CMP activities was presented. The hearing meeting was not held in February. Meredith O'Connor motioned to accept ARB findings to approve these applications: 11724 Deer Path – landscape, 12300 Citruswood – Fence, 12241 GCW – Fence, 12249 GCW – Fence, 12269 GCW – Fence, 12296 GCW – Fence and 12016 Deer Path – Landscape and pavers. Gary Chiou seconded, all in favor, and the motion carried. CMP will confirm that only one ARB is being used.

**Old Business:**

- The Board reviewed the storage issue for the new trash and recycle bins and instructed CMP to mail out the new guidelines to all Townhouse and Single Family Home owners and residents.
- A decision on 11445 GCW was put on hold.
- Meredith O'Connor motioned to approve the paint bids for the seven Townhouse buildings and the pool cabana (pool cabana color to be changed and the Enclave sign to be painted black). Gary Chiou seconded, all approved and the motion carried.
- The Community Garage sale is tentatively set for April 9, 2016.

**New Business:**

- Gary Chiou will review the Mutual of Omaha investment options with Nikki Bishop to determine where to move funds to avoid any issues with the FDIC limits.
- The Board will work with Anita Giebert to obtain information on updating the playground area.
- Gary Chiou will review financials submit a list of errors and requests that they be corrected.
- CMP will add a lock to the breaker box on the side of the cabana and give this combination to the Board and pool and landscape vendors.
- Board requested that Lennar be contacted to remove the "No Parking" signs along GCW. Also requested to have no parking paint indicators by the mail boxes.
- The addition of plants to create a buffer zone by the railroad tracks was reviewed and needs further clarification before the Board will take any action.

**Next Meeting:** Scheduled for March 29, 2016 at 7:30pm.

**Adjournment:** Meredith O'Connor motioned to adjourn. Gary Chiou seconded, all approved and the meeting adjourned at 9:11 p.m.

Bob Borg, LCAM, CMCA, AMS

Association Manager for The Enclave at Moss Park