

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

7:30 p.m. at Pool Cabana Orlando, FL 32832  
March, 2015 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: Roger Davis, Gary Chiou and Meredith O'Connor. Bob Borg from Community Management Professionals (CMP) was also present along with 9 homeowners.

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

## **Consent Agenda:**

- Meredith O'Connor motioned to approve the February 2015 minutes with one change. Gary Chiou seconded, all approved, and the motion carried.
- Meredith O'Connor motioned to approve the paver repair quote from Associa on Call (AOC). Gary Chiou 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. Meredith O'Connor motioned to accept the ARB approved application (11445 GCW – fence . Gary Chiou seconded, all approved and the motion carried. Meredith O'Connor motioned to accept the Hearing Committee findings to fine two properties. The paver repairs will be completed after the owners schedule a date (after Easter) with AOC.

## **Old Business:**

- The next newsletter will be mailed in April.
- The appraisal study has been revised and will be forwarded to the insurance agent to review and make any adjustments to the premium.
- The Lennar new home assessments have been processed and sent for payment.

## **New Business:**

- Meredith O'Connor reported that the front entrance sign tree was painted and the tree on the cabana would be painted this month. The lights for the entrance sign will be reviewed after Lennar passes along their lighting information.
- Meredith O'Connor motioned to have the Fining Policy adjusted so that the fines start fourteen days prior to the hearing meeting date at a rate of \$100 per day and continue at \$100 per day until the violation has been resolved. Gary Chiou seconded, all approved and the motion carried.
- The sheriff will be contacted to serve the writ of possession at 11837 GCW with CMP. Meredith O'Connor motioned to set the monthly rent at \$1,250 for 11837 GCW. Gary Chiou seconded, all approved and the motioned carried.
- The Board discussed adding Dog Rules signs and decided not to add at this time.
- Bob Giebert will be start the Citizens on Patrol.
- The Board will review the Townhouse outside light repairs after getting costs estimates.
- Gary Chiou will meet with CMP to review accounting

**Next Meeting:** The next meeting will be held on April 28, 2015.

**Adjournment:** Meredith O'Connor motioned to adjourn. Gary Chiou seconded, all approved and the meeting adjourned at 9:03 p.m.

Bob Borg, CMCA, AMS

Association Manager for The Enclave at Moss Park