

The Enclave at Moss Park Home Owners Association, Inc.

7:30 p.m. at the Community Pool, Orlando, FL 32832
June 24, 2014 Board Meeting Minutes

Call to Order: Chris Pratt called the meeting to order at 7:35 p.m.

Quorum: A quorum of the board attended. Present were board members: Chris Pratt and Roger Davis. Gary Chiou was absent. Bob Borg from Community Management Professionals (CMP) was also present along with 9 homeowners.

Proof of Notice: Meeting notice was confirmed.

Consent Agenda:

- Chris Pratt motioned to approve the May 2014 minutes. Roger Davis seconded, all approved, and the motion carried.
- Chris Pratt motioned to approve the increase for the Fidelity Bond. 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. The water bills were reviewed and adjustments will be made to the financials. Chris Pratt motioned to accept the ARC committee's findings. Roger Davis seconded, all approved and the motion carried.

Old Business:

- The next newsletter will be in August, 2014. This will be distributed along with the annual meeting notice and budget meeting notice.
- The vendor work approval process and security patrols will be discussed at a later date.
- An insurance certificate request form and procedure is available on the website.
- The rock slide for the playground will be installed in July.

New Business:

- Chris Pratt motioned to approve the quote to add padlocks to the irrigation timers and approve the tree trimming quote minus the oak trees in the common areas. Roger Davis seconded, all approved and the motion carried.
- Chris Pratt motioned to approve the Landscape contract addendum as presented. Roger Davis seconded, all approved and the motion carried. The pest control portion of the contract will be separate and 4 all Seasons will prepare a new contract.
- The Welcome Packet envelope was reviewed and accepted.
- The Board discussed trash can storage and it was determined that the covenants are acceptable as written and all trash can must be stored in an enclosed area.
- The board requested that the table top and the broken sprinkler at the clubhouse be repaired.
- Chris Pratt presented to the homeowners an idea to add a Board member to allow for a smooth transfer of information, since he will be leaving the Board at the end of his term in September. There was objection to this proposal by some owners and the Vice – President. Roger Davis indicated that transfer should be to the Vice-President and it was decided to review this proposal at a later date.
- The board requested that the budget process start with the July and August meetings to be ready for the annual meeting in September.

Next Meeting: The next meeting will be held on July 22, 2014.

Adjournment: Chris Pratt motioned to adjourn. Roger Davis seconded, all approved and the meeting adjourned at 8:59 p.m.

Bob Borg, CMCA, AMS

Association Manager for The Enclave at Moss Park