

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

7:30 p.m. at the Community Pool, Orlando, FL 32832  
July 22, 2014 Board Meeting Minutes

**Call to Order:** Roger Davis called the meeting to order at 7:35 p.m.

**Quorum:** A quorum of the board attended. Present were board members: Gary Chiou and Roger Davis. Chris Pratt was absent. Bob Borg from Community Management Professionals (CMP) was also present along with 14 homeowners.

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

### **Consent Agenda:**

- Roger Davis motioned to approve the June 2014 minutes with one revision. Gary Chiou seconded, all approved, and the motion carried.
- Roger Davis motioned to approve the insurance policy from Sihle. 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. Roger Davis motioned to accept the ARC Committee's findings and the Hearing Committee's findings as presented. Gary Chiou seconded, all approved and the motions carried.

### **Old Business:**

- The next newsletter will be sent in late August, 2014. This will be distributed along with the annual meeting notice and budget meeting notice.
- Roger Davis informed all that the Ice Cream Social was a success and that approximately 60 people attended. Members will review having a movie night.
- The rock slide for the playground will be installed in August.

### **New Business:**

- The Board reviewed the insurance coverage with the members as some had concerns with the coverage. Roger Davis explained that the coverage was sufficient and informed owners to contact Sihle Insurance and gave out their contact information.
- The reserve study and appraisal will be reviewed at the next meeting for approval.
- The drainage at the tot lot was discussed and will be reviewed to resolve.
- Roger Davis motioned to add 4 "no parking" signs at the two mail box kiosks. Gary Chiou seconded, all approved and the motion carried.
- The board will start the budget process present the initial plan at the August meeting.
- Several single family properties have trees that are blocking the sidewalk. Those properties will be sent a notice to trim.
- The Board reviewed the proposed amendments changes on fine amounts and liens and will discuss at the next meeting.

**Next Meeting:** The next meeting will be held on August 26, 2014.

**Adjournment:** Roger Davis motioned to adjourn. Gary Chiou seconded, all approved and the meeting adjourned at 8:43 p.m.

Bob Borg, CMCA, AMS

Association Manager for The Enclave at Moss Park