

The Enclave at Moss Park Home Owners Association, Inc.

7:30 p.m. at Pool Cabana Orlando, FL 32832
July 28, 2015 Board Meeting Minutes

Call to Order: Meredith O'Connor called the meeting to order at 7:36 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 11 homeowners.

Proof of Notice: Meeting notice was confirmed.

Consent Agenda:

- Roger Davis motioned to approve the June 2015 meeting minutes. Meredith O'Connor 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 finding on the applications: 11718 Deer Path – paint, 9060 Sandwood – door trim. Gary Chiou seconded, all approved and the motion carried. The Board requested that the hearing letters indicate that the meetings will take place at the pool.

Old Business:

- The newsletter will be mailed out in August containing: Annual meeting notice and budget meeting notice.
- The HOA received full payment for 11837 and the keys will be given to the new owners.
- Meredith O'Connor will work with Lennar on the front entrance lights.
- The townhouse paint project will be completed soon - one building is not complete.
- The sinking paver issue is being reviewed by Beazer for resolution.

New Business:

- Pool security was reviewed and quotes are being finalized. In addition, Security cameras will be quoted.
- The Insurance for 2016 was reduced by 20%.
- The townhouse issue with owners planting bushes/flowers was reviewed. Townhouse owners can only add plants in pots at the townhomes to avoid any problems with the landscapers maintaining the property.
- Brian Peck from HOA Capital Advisors presented a program to reduce delinquencies. The Board will review delinquent properties to determine the feasibility of this proposal.
- The budget process will start and the Board will receive initial budget information.
- The ARC committee is looking for new members.

Next Meeting: The next meeting will be held on August 25, 2015.

Adjournment: Meredith O'Connor motioned to adjourn. Roger Davis seconded, all approved and the meeting adjourned at 9:27 p.m.

Bob Borg, CMCA, AMS

Association Manager for The Enclave at Moss Park