

The Enclave at Moss Park Home Owners Association, Inc.

7:30 p.m. at the Community Pool, Orlando, FL 32832
August 26, 2014 Board Meeting Minutes

Call to Order: Chris Pratt the meeting to order at 7:30 p.m.

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

Proof of Notice: Meeting notice was confirmed.

Consent Agenda:

- Roger Davis motioned to approve the July 2014 minutes with one revision. 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. Chris Pratt motioned to accept the ARC Committee's findings and the Hearing Committee's findings as presented. Roger Davis seconded, all approved and the motions carried.

Old Business:

- The next newsletter will be sent with the annual meeting mailing. Roger Davis will finalize all articles.
- The rock slide for the playground was installed.
- The tables at the pool will be repaired with new legs.
- The 5 minute parking signs will be installed by the mail Kiosks by the end of August.
- Chris Pratt motioned to purchase a folding table for the Board meetings. Roger Davis seconded, all approved and the motioned carried.
- Chris Pratt motioned to approve the reserve study/appraisal bid from GAB Robins for the single year. Roger Davis seconded, all approved and the motion carried.
- Chris Pratt motioned to repair the pool counter tops. Roger Davis seconded, all approved and the motion carried.

New Business:

- The 2015 budget will be reviewed and completed at a meeting at the CMP offices on August 27, 2014.
- The Board will add the amendment changes for approval at the annual meeting. The first violation notice letter will be changed to reflect that the fine of \$100 per day starts when the first violation letter is received. Chris Pratt will coordinate these amendment changes with the attorney.
- The annual meeting mailing will be finalize and coordinated by CMP. CMP will get final Board approval before mailing.
- The Board discussed parking on the street issues and review with Orange County.

Next Meeting: The next meeting will be held on September 29, 2014. (annual & budget)

Adjournment: Chris Pratt motioned to adjourn. Roger Davis seconded, all approved and the meeting adjourned at 9:00 p.m.

Bob Borg, CMCA, AMS

Association Manager for The Enclave at Moss Park