

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

7:30 p.m. at The Pool Cabana  
October 27, 2015 Board Meeting Minutes

**Call to Order:** Meredith O'Connor called the meeting to order at 7:32 p.m.

**Quorum:** A quorum of the board attended. Present were board members: Gary Chiou, Demarick Patton, and Meredith O'Connor. Bob Borg and Nikki Bishop from Community Management Professionals (CMP) was also present with 6 homeowners in attendance.

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

**Consent Agenda:**

- Meredith O'Connor motioned to approve the September 2015 meeting minutes. Gary Chiou seconded, all approved, and the motion carried.

**Management Report:** Nikki Bishop submitted the Management Report. An overview of the inspections, financials, vendor meetings and CMP activities was presented. The hearing meeting was cancelled for the month. Meredith O'Connor motioned to accept ARB finding on the applications: 12321 GCW—Fence-Approved, 11700 DPW—Paint- Approved, 12213 GCW—Landscape-Approved, 12077 GCW-- Lamp post-Approved, 12225 GCW--Solar Screen-Approved, 9048 Sandwood--Solar Screen-Approved, 12228 GCW—Fence-Approved, 12317 GCW—Fence-Approved, 11702 GCW—Landscape-Approved, 12213 GCW—Fence-Approved, 12217 GCW—Fence-Approved. Gary Chiou seconded, all approved and the motion carried.

**Old Business:**

- Sinking Pavers: Beazer sent out an engineer to inspect the sinking paver issue, and we are awaiting an update on this matter.
- Cabana Glass Block: CMP will give Viking Masonry until the end of the week to submit their proposal for this, and will also obtain a drawing an update on making some revisions to the proposal from Associa OnCall to include using extra single blocks in a pattern that would close the additional 18 inches of the actual arch. A new drawing to depict this look is requested. CMP will also obtain proposal for using decorative iron in this area, for price comparison.

**New Business:**

- New Garbage and Recycling Bins: Orange County has advised that they will be cutting pickup down to once a week, so they will be delivering two (2) 95-gallon roll carts. The use of the new carts will begin on January 1, 2016.
- Landscaping guidelines: Acct #1255456 continues to park their vehicle on the lawn, despite the denial of the ARC application to extend the lanai, and the violation letters sent. Meredith O'Connor motioned to proceed to mediation per the attorney recommendation. Gary Chiou seconded, all approved and the motion carried.
- Hearing Committee Member: Due to the resignation of former committee member Yvonne Alexander, another member was needed for the committee. The committee requested two additional volunteers in the case one member needs to be absent, quorum can still be reached. Demarick Patton motioned for Martha Morales to be the 3<sup>rd</sup> committee member, and Anita Giebert will be the alternative. Gary Chiou seconded, all approved and the motion carried. Email addresses will be put in for the new committee members, and update the email address for Fred Ritz.
- Proposed ARC guidelines: Discussion regarding the proposed ARC guidelines for the Townhomes, as submitted by the ARC Committee. This will be held for the Board to review. Once this is approved, all townhome owners will be emailed a copy, along with the reference to the corresponding reference to the Governing Documents.

**Next Meeting:** Scheduled for November 24, 2015. No meeting will be held in December.

**Adjournment:** Meredith O'Connor motioned to adjourn. Gary Chiou seconded, all approved and the meeting adjourned at 9:00 p.m.

Nikki Bishop, LCAM

Association Manager for The Enclave at Moss Park