

The Enclave at Moss Park Home Owners Association, Inc.

7:30 p.m. at The Pool Cabana
November 24, 2015 Board Meeting Minutes

Call to Order: Gary Chiou called the meeting to order at 7:33 p.m.

Quorum: A quorum of the board attended. Present were board members: Gary Chiou, and Demarick Patton were in attendance. Meredith O'Connor was absent. Bob Borg and Nikki Bishop from Community Management Professionals (CMP) was also present with 8 homeowners in attendance.

Proof of Notice: Meeting notice was confirmed.

Consent Agenda:

- Gary Chiou motioned to approve the October 2015 meeting minutes. Demarick Patton seconded, all in favor, 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 not able to be held, due to lack of quorum. Gary Chiou motioned to accept ARB finding on the applications: 11930 GCW—Landscape—Approved, 12249 GCW—Pool—Approved, 12285 GCW—Fence—Approved, 12317 GCW--Solar Screen—Approved. Demarick Patton seconded, all in favor, and the motion carried.

Old Business:

- Sinking Pavers: CMP will comprise a letter to be sent out that will advise any owners of the townhomes on Citruswood to contact us immediately if they are experiencing issues, as they are approaching the 10 year defect warranty time limit. CMP will also reach out to Jerry Johnson with Beazer to find out whom would be in charge of handling this issue, and to obtain an update on Ms. Paula Butler's home.
- Cabana Glass Block/Decorative Railing: Gary Chiou motioned to approve the rod iron proposal from Complete Access Control, in the amount of \$2,247.00, provided they confirm that a person will not be able to fit in the small space noted on the picture. Demarick Patton seconded. All in favor, and the motion carried. CMP will have the vendor confirm this in writing, before coordinating installation.
- New Garbage and Recycling Bins Guidelines: Gary Chiou motioned to approve the proposed guidelines regarding the new garbage and recycling bins. Demarick Patton seconded. All in favor, and the motion carried. The new guidelines will be posted on the website, and sent out by mail to the members in The Enclave at Moss Park envelopes. CMP will also put information on the website to advise residents of the information on obtaining smaller bins. Requests must be made by 5/31/16 to receive these at no additional cost.
- Proposed Landscaping guidelines: Gary Chiou requested this be sent back to the Board for their review.

New Business: 11445 Great Commission Way: Gary Chiou motioned to suspend mediation at this time, in order to allow the Board the opportunity to hopefully come to an agreement with the owner. Demarick Patton seconded. All in favor, motion carried. The attorney will be advised that the mediation meeting will be postponed until further notice.

Next Meeting: Scheduled for January 26, 2016 No meeting will be held in December.

Adjournment: Gary Chiou motioned to adjourn. Demarick Patton seconded, all approved and the meeting adjourned at 8:36 p.m.

Nikki Bishop, LCAM

Association Manager for The Enclave at Moss Park