

Communiqué

BOD Meeting for August 17, 2022

President's Report:

Due to Sally Giar's absence, Kathleen Blackwell provided a brief President's Report.

- A. TECO recently replaced both transformers at each of the Cross Creek entrances. Due to their trucks being parked on the grass there is potential damage to irrigation system. AuqaPro will evaluate.
- B. Pond erosion at both the North and South ponds is being evaluated for future mitigation. The Board is awaiting bids for potential rip rap at the South Pond. Discussion is occurring about the best way to proceed with the North Pond.
- C. The Board is aware of recent alligator activity in the neighborhood. Please remember that we are surrounded by water and that alligators are a natural element in our environment. Please exercise safe behaviors such as: not feeding them, not allowing your vendors to feed them and keeping you/your pets a safe distance from any water edge.
- D. 19 homes are due to be painted starting in October. As of this meeting all resident homes involved have been notified and have chosen their paint color.
- E. Those same 19 homes are eligible to have their roofs cleaned so please contact Kim Hayes if you are one of the 19 homes involved. If you are not getting painted and wish to utilize the group roof cleaning rate, please contact Kim.

Treasurer's Report:

Operating Account Expense Review

The balance in the operating account as of July 31, 2022, is \$98976.88 which is \$10,200.70 more than was in last month's net balance of \$88,776.18. However, that includes \$13,000 for a check issued to Millennium but uncashed as of the end of July. Operating income for June, at \$39,013.64, is close to the average amount received per month. Monthly expenses for June are \$42,731.11 which are higher than average for monthly expenses and \$3,702.44 greater than the monthly income.

Reserve Account Expense Review

The reserve balance as of the end of June is \$445,118.99. The increase in the reserve balance is the result of the \$14,666.67 monthly transfer to the reserves plus miscellaneous interest of \$83.12. Also note that the check for \$2,500 to Majestic Seals & Stripes was accounted for in June's Financial Report As an addition to the reserve balance and adjusted in the July Report to adjust to the correct balance for July.

Variations

Irrigation repairs for this month are \$847.75 over budget for July. Note that these repairs are done an every-other-month basis to effectively manage costs. The variance to the repairs, though over budget, will be covered by an under spending in monthly maintenance fees.

Tree maintenance was done in July to prune for 14-16' average clearance over roads. The cost of the project is \$3100. This expense is now being covered in the Operating Projects section of the monthly Treasurer's Report. Grounds Maintenance, which is the Millennium expenses, are \$625.33 over budget this month. That monthly variance is because the contract with Millennium was finalized after the

budget was approved. The other significant variances for the month of July include increases in the price of electricity by TECO and trash pick-up by County Sanitation. The County Sanitation increase is due in large part because of a fuel surcharge. These variances will continue for the rest of this fiscal year.

Projects Review

Operating projects costs for June are \$3,114.42 for irrigation repairs and \$3100 for tree trimming. There are no reserve project expenses this month.

ARB Report:

Rosetta reported there were 11 approved applications with multiple items:

1378 River Oaks, 1382 River Oaks, 1402 River Oaks, 4795 Pebble Brook, 4783 Pebble Brook, 4800 Pebble Brook, and 1477 Riverdale.

Approval letters are sent out quarterly by management and associates.

Manager's Report:

Delinquent status report totals \$2,903.99. One late letter was sent out...there are no accounts more than 30 days past due

- Numerous violation (8) letters have been sent out, trucks parked in driveway, trash pail visible from the street, dirty roof, sidewalk and driveways
- Recent damage by TECO trucks parked on Woodlands Boulevard, sod and irrigation damage, irrigation line break repaired by Aqua Pro. Manager has contacted TECO, no response. Tom Ruddy did met with TECO manager while on site, manager will follow up
- Solitude pond maintenance now on biweekly service to deal with the Hydrilla. Solitude put a dye into the pond water to reduce the Hydrilla.
- Recent alligator sighting: E-blast sent to the members
- Web site updates, directories updates, and information can be found on association's web site, www.elwcrosscreek.com
- Attorney reviewed association's documents regarding leasing, rules and regulations, restrictions discussion, and proposed rule changes and updates
- Damage to wall struck, possibly by lightning, followed up with association's insurance company, and the daily group for necessary repair
- A walk-through the community identified various violations and infractions
- Meeting with AMI and the board to discuss pond erosion and preventative maintenance plan
- Paint project will take place in September by The Daley Group, power washing will take Place a week before by Green Leaf Roofing LLC. Notification will be sent out to the 19 homes slated for the project

Maintenance:

The common ground irrigation work was completed by Aqua Pro.

The light pole on the South Pond was painted.

Power to the North Pond fountain was reset.

South Pond fountain was reset, with difficulty, after a recent power outage. Solitude replaced the contacts.

Solitude serviced both ponds on July 26. Hydrilla was treated and has resulted in unsightly die off. This will eventually dissipate.

Investigating rain sensor controls for the irrigation system/pumps. Awaiting bids.

There appears to be an irrigation leak where TECO trucks were parked as the Woodstream entrance.

Old Business: N/A

New Business:

- **Leasing Agreement and Leasing Registration Concerns:** The board has reached out to the association's attorney pertaining to leasing restrictions and verbiage to be included in the Rules and Regulations. The importance of leasing restrictions, registration, and submission of a registration form, including wording in the Rules and Regulations to be provided to the board for review and consideration
- **Alligators....** Recent alligator sighting and damage to the fence around the large pond, calls for caution and awareness by our residents of their surroundings
- **Erosion control...** The board has discussed erosion control, preventative maintenance, long range plan to aid in erosion control where there is no existing concrete seawall or existing riprap. A proposal was provided to the board for review and consideration from AMI, their proposal #1007, was estimated at \$18,938.90. The board is waiting on a comparison proposal for review and consideration.

New Residents:

Please help us welcome our newest residents:

Vineet & Meha Gupta - 1520 Woodstream Dr

William Lee - 4729 Pebble Brook Dr

Khalil Sadeghpour - 4777 Pebble Brook Dr

Date, Place and Time of Next Meeting: The next meeting will take place Wednesday, September 21, 2022, at 5PM via Zoom

Cross Creek BOD

Mission Statement: Cross Creek Homeowner Association's mission is to preserve and enhance our community through effective and efficient management of the association's assets, enforcement of rules and covenants that preserve property values, and support initiatives and capital improvements that benefit the greater good of the community. The board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners.