

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 13, 2015

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on January 13, 2015 at the Office of Management & Associates, Oldsmar, Florida 34677.

The meeting was called to order at 4:00 P.M. by President Janet Loomis who acted as chairperson of the meeting. Jaime L. Soderland acted as recording secretary.

The roll was called and the following directors were present: Janet Loomis, George Fusaro, Bob Tedoldi, Connie Hillman and Sally Giar.

Other Residents Present:

Jeanie Fusaro; Elwood Speckman; Arthur Harris; and Ron Kelly

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the December 3, 2014 Board Meeting and December 3, 2014, Organizational Meeting it was,

ON MOTION: Duly made by Connie Hillman, seconded by George Fusaro and carried unanimously

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report: The Treasurer reported that he reviewed the financial and all agreed with the budget. Treasurer Fusaro also applauded the past work on the budget as he analyzed the figures and said he would have worked it the same way. He further indicated the ability to yield approximately 1500.00 by moving some of the reserves from the money market and into an 18 month CD with Bay Cities Bank. It was,

ON MOTION: Duly made by George Fusaro, seconded by Bob Tedoldi and unanimously carried

RESOLVE: to open an 18 month CD at Bay Cities Bank with 100,000.00 from the Money Market

The Treasurer also indicated that since the Reserve Analysis was budgeted this year he would like to work with the experts to understand the process and see how it effects the budget and it was,

ON MOTION: Duly made by George Fusaro, seconded by Connie Hillman and unanimously

RESOLVE: To authorize, after competitive bids 3000.00 for a reserve analysis to be completed and Treasurer Fusaro will be working on this project.

Manager's Report: Read aloud and is attached to the minutes.

President's Report: President Loomis discussed salt tolerant plants and after receipt of many emails asked Bruce Berger to provide a list of salt tolerant plants that can be posted on the website.

Officer's Report:

Vice President Hillman reminded the Board of the upcoming Town Hall Meeting with the Association's Attorney. She also asked for reports that included important community information be posted on the website. This included manager's reports, financial information, and any updates from the ponds.

Committee Report: No other reports.

Unfinished Business:

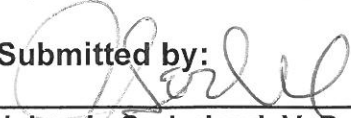
- a. **2015 Ratify Adopted Budget** – Although the additional increase to the budget was discussed at the annual meeting no formal motion adopting the budget was made and it was,
ON MOTION: Duly made by Bob Tedoldi, seconded by George Fusaro and unanimously carried
RESOLVE: To approve the 2015 budget as presented at the annual meeting.
- b. **Ratify Phase II of the sidewalk project** – Phase II of the sidewalk project that was previously budgeted for and discussed is going to commence on January 14, 2015 and it was,
ON MOTION: Duly made by Janet Loomis, seconded by Sally GiAr and unanimously carried
RESOLVE: To ratify the decision to start phase II of the sidewalk project.
- c. **Update on Pond Project:** Secretary Tedoldi gave an update of the pond project and will have his report posted on the website. This report will be called "Cross Creek Communique."
- d. **1454 Woodstream:** The Board discussed the opinion from the association's attorney and asked that this information be forwarded to 1454 Woodstream. The opinion contained information to support that the association is not responsible for any landscaping issues at said address.

New Business:

- a. **Discussion of ARB members** – It was determined that there be three ARB members. Bob Tedoldi will get with the other ARB members in an effort to revamp the committee.
- b. **West Pond Report:** This report came from a request from an owner to have this pond checked out. The engineer's report on the pond will be on the website for review.

Next meetings will be February 10, 2015 at 4:00 PM at the office of Management & Associates. NOTE THE TOWN HALL MEETING JANUARY 29TH AT ELW COUNTRY CLUB AT 6:00 PM

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 6:00P.M

Submitted by: 

Jaime L. Soderland, V. P.
Management and Associates

Approved by: 

Janet Loomis, President
Cross Creek Homeowners Association, Inc.

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
TOWN HALL MEETING
January 29, 2015

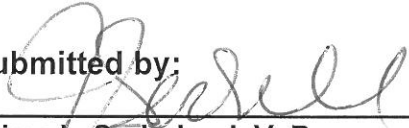
A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on January 29, 2015 at the East Lake Woodlands Country Club.

This meeting was an informal Town Hall Meeting for the purpose of clarifying any questions or concerns the owners may have had with the upcoming bylaw and document revisions. The clarifications were discussed between the association's members and the association's attorneys.

Owners present: Ron Kelly, Rosetta Bowsky, Elwood Speckman, Mr. & Mrs. Fleischman, Bruce and Reva Berger, Jeanie Fusaro, Jan Ward, Jim Yates, John Young, Sara Sawyer, Janet Loomis, George Fusaro, Robert Tedoldi, Connie Hillman, and Sally Giar.


Attorneys Present: Monique Parker and Ben Rabin

Submitted by:



Jaime L. Soderland, V. P.
Management and Associates

Approved by:



Janet Loomis, President
Cross Creek Homeowners Association, Inc.