

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 14, 2014**

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on January 14, 2014 at the East Lake Woodlands Country Club, Oldsmar, Florida 34677.

The meeting was called to order at 4:00 P.M. by 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: Joe McMurtry, Janet Loomis, Stuart Lenett, Bob Tedoldi, and Bruce Berger.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the December 4, 2013 board meeting and December 4, 2013 Organizational Meeting it was,

**ON MOTION:** Duly made by Stuart Lenett, seconded by Joe McMurtry and carried unanimously

**RESOLVE:** To approve the meeting minutes as corrected. (The record will show the correct spelling of Reva Berger's name)

**Treasurer's Report:** The Treasurer reviewed the financials and Treasurer Joe McMurtry reported that the Association was looking good for the end of the year. The checking account is back to 1.5 times the amount of the monthly expenses as recommended by GAAP practices.

**Manager's Report:** none.

**President's Report:** President Loomis discussed the bid for the landscaping at the front entrances and will be meeting with Dennis to go over proposals. President Loomis would like to meet with Jim King from the Daily Group to walk the wall again as the area to be fixed seems to have become larger and she would like to break down the estimate to completely understand the process and cost.

**Officer's Report:** None

**Committee Report:** Mr. Tedoldi would like to try having better communication with the owners. He suggested a welcoming committee of which he is asking for volunteers. He would also like to start emailing owners copies of minutes and other communications that the association is involved with.

**Unfinished Business:** Perimeter wall was discussed with the President's report. Ponds and Banks were discussed and the board will receive two options to fix the area to meet SWFTMD requirements.

**New Business:**

- Proposals were discussed under the president's report

- Special Assessment was discussed and it was,

**ON MOTION:** Duly made by Stuart Lenett, seconded by Robert Tedoldi and carried unanimously

**RESOLVE:** To assess each lot a one-time payment of \$125.00 payable to the association by January 31, 2014 (Noted that the association agreed to the end of February after the meeting).

- Email Communication: This was discussed under committee reports. Minutes will be posted early as “unapproved” and will be emailed to all of those owners that we have email addresses for.
- Appoint Treasurer: Unfortunately, Joe McMurtry has sold his home and this will be his last meeting. It was,

**ON MOTION:** Duly made by Joe McMurtry, seconded by Stuart Lenett and carried unanimously

**RESOLVE:** To appoint Robert Tedoldi as Treasurer.

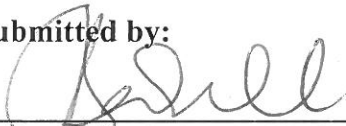
**FURTHER RESOLVE:** That being said there will be an open position on the board of directors.

- Welcome package was discussed under committee reports, again Mr. Tedoldi is looking for volunteers.

**Next board meeting will be February 11, 2014 at 4:00PM at Management & Associates.**

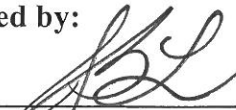
**Adjournment:** There being no other business to come before the Board, the Chair adjourned the meeting at 5:35 PM.

**Submitted by:**



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**Jaime L. Soderland, AMS, CMCA, MBA**  
**Management and Associates**  
**Inc.**

**Approved by:**



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**Janet Loomis, President**  
**Cross Creek Homeowners Association,**