

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 9, 2013

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on April 9, 2013 at the office of Management & Associates, Oldsmar, Florida 34677.

The meeting was called to order at 4:30 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: Janet Loomis, Stuart Lenett, Marie Everleth, Bob Teldoldi and Joe McMurtry.

Resident Participation: Bert Fisher, and Connie Hillman.

The Chair took the agenda out of order to allow the “documents committee” to give their report. Discussion took place that all board members should review the updated documents, email Connie their comments and questions and Connie will email them to the association’s attorney for final review. After the board reviews the attorney’s response and the revised documents they will be posted on the website and a letter sent to the homeowners advising the owners to review them and that they will have an opportunity to ask questions at a duly noticed meeting with the association’s attorney regarding the revised documents.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the March 12, 2013 board meeting and it was,

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

RESOLVE: To approve the March 12, 2013 board of directors meeting minutes as submitted.

Treasurer’s Report: The Treasurer reported that Cross Creek was under budget by 7700.00. The delinquencies are not terrible but the association is aggressively moving through the collection process.

Manager’s Report: The manager included the replacement of the filter for the pool (not spa), reported on violations and also attached a map of the common area parcel for the transplanting of some palm trees.

President’s Report: President Loomis reported that she spoke with Bill Pope from the Pinnacle to get some information regarding the salt content in their water from using the wells. They don’t have any issues. We are watching this closely.

Officer’s Report: None

Committee Report: The document committee reported earlier in the agenda.

Old Business:

Sidewalk contract: The board discussed doing the sidewalk in phases. The first phase will take care of trip hazards that have been recognized by grinding and/or replacing. At some point all sidewalks will be replaced, but that will be part of the next phase. It was,

ON MOTION: Duly made by Stuart Lenett, seconded by Bob Teldoldi and carried unanimously

RESOLVE: To begin phase I of the sidewalk project. The contract should note work needs to commence by May 1, 2013. This work will also include grinding an area of roadway on Woodstream and Riverdale and it was,

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

RESOLVE: to transfer \$6000.00 from deferred maintenance to the sidewalk reserve to fund the account for this project.

Drains (Proposal 1339): has been completed and will be taken off the agenda.

New Business:

Dennis Hallenkamp has not submitted his year worth of invoices as of yet. We will try and get them.

Lawns: The fertilization was questioned as well as weeds in the lawns. Bob Teldoldi volunteered to speak with Dennis Hallenkamp and advising him of some concerns that Cross Creek is having.

Next board meeting will be May 14, 2013 at 4:30 PM

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 5:30 PM.

Submitted by:

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

Approved by:

**Janet Loomis, President
Cross Creek Homeowners**