

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 11, 2015

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on August 11, 2015 at the Office of Management & Associates, Oldsmar, Florida 34677.

The meeting was called to order at 4:00 P.M. by Jaime L. Soderland who acted as chairperson of the meeting. Jaime L. Soderland acted as recording secretary. At this time President Loomis wanted to go over rules for the recording of meetings. Guidelines will go along with the Statute except for any owner wanting to record the meeting should advise the Board that they are recording the meeting and any such recording device should not interrupt the meeting in any way.

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

Other Residents Present:

Jeanie Fusaro, Carol Russell, Reva Berger, Sandra Deffner, Joyce Pizzini, Leah Hoke, Elwood Speckman, Ron Kelly, Joe and Carol Duffey and Lester and Regina Bradshaw.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the July 14, 2015 Board of Directors Meeting it was,

ON MOTION: Duly made by Janet Loomis, seconded by Robert Tedoldi and unanimously carried

RESOLVE: To approve the meeting minutes as submitted:

Treasurer's Report: The Treasurer reported that he reviewed the financials and gave his report. Information included the following:

Revenues	\$39,102	\$273,784	on plan
Expenses	\$29,424	\$219,608	\$53,774 under plan
Ⓢ R&M under plan		\$14,157	
Ⓢ Bank Loan under plan		\$32,185	
Ⓢ Refuse Removal		\$4,036	
Checking Balance		\$117,071	
Reserve Balance		\$272,536	
Loan Balance		\$282,843	
Pond Expenses Total to Date		\$340,179	
Projected total Cost		\$374,000	

This report was read aloud and the information will be posted on the website. Treasurer Fusaro wanted to ensure that any further expenditures had limits and spending Limits were discussed and it was,

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

RESOLVE: To authorize the President of the Association spending authority up to \$3,000.00 with Treasurer approval and allow each Board Member up to \$1000.00 spending authority also subject to Treasurer approval. All board members are to be notified of the expenditure by the spending party.

Manager's Report: Read aloud and will be available for review on the website. In an effort to help the board be more cohesive, Manager Soderland recommended that every action item be in the form of a motion. The community has always wanted more comprehensive minutes; however, industry standards have always indicated that the only items to go in the minutes are Motions. No discussion should be included. For this reason, Manager Soderland recommended that all points of discussion be in the form of a Motion. This will hopefully give the community a more clear picture of what took place at the meeting. It was,

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

RESPONSE: to record board meetings and keep the recording until the minutes are approved.

Manager Soderland received three bids on mulch for Cross Creek. After review of the proposals it was,

ON MOTION: Duly made by George Fusaro, seconded by Sally Giar and unanimously carried

RESOLVE: To approve and award the contract for mulch to TLC Lawncare for \$30,832.80.

President's Report: President Loomis discussed information received from the current landscaper and their opinion of the mulch. President Loomis reminded the Board that they are all in place because no other person wanted the job. We need to move forward in a productive manner.

President Loomis indicated that Sally agreed to be the liaison for the board regarding the pool. She has asked about new furniture. The Board tabled this so Sally can discuss upon her return.

Officer's Report:

Vice President Hillman advised the board that there are still a few changes and additions to the revised docs that include the ARB guidelines. Treasurer Fusaro was hoping to get an estimated amount of what is left to be spent. Since there was no set amount it was,

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

RESOLVE: To send the information back to the attorneys at a cost not to exceed \$700.00.

Secretary Tedoldi discussed that the first draft of the directory had been completed and will be sent out to the Board for any additions, changes, or corrections. Emails to the

community was also discussed. Moving forward the Secretary will blast the notice of meeting, which includes the agenda.

Committee Report:

Welcome/Social Committee: Jeanie mentioned trying to contact a new owner, but that with the bad weather and everyone's busy schedule she will need to revisit folks.

Pond: The pond report is attached and will be the last update on the project as it is now complete. A copy of this will also be on the website.

ARB: The ARB report is attached hereto and incorporated herein as part of these minutes. This report will also be available to view on the website.

Neighborhood Watch: Chairperson Fusaro had nothing to report. Since this is not a standing committee formed by the HOA, Neighborhood Watch will no longer be on the agenda.

Pool/Spa: Sally Giar discussed the pool furniture and it was,

ON MOTION: Duly made by Sally Giar, seconded by Connie Hillman and unanimously carried

RESOLVE: To replace 8 chairs and two tables not to exceed \$1500.00

Unfinished Business:

- a. Update on Pond was given during committee reports.

New Business:


- a. Connie Hillman had a few housekeeping items. All future New Business must be listed as an agenda item or should not be discussed.

Next meetings will be September 8, 2015 at 4:00 PM at the East Lake Woodlands Country Club.

Jeanie Fusaro: Jeanie Fusaro asked to be placed on the agenda. Mrs. Fusaro has an issue with the minutes not being comprehensive enough. Management & Associates has agreed to (although not recommended in the industry or any classes on minutes that managers are required to take) put more information in the minutes.


Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 6:10 PM

Submitted by:



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

Approved by:



Janet Loomis, President
Cross Creek Homeowners Association, Inc.