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

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on October 13, 2015 at the East Lake Woodlands Country Club, 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.

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

Other Residents Present:

John & Jill Young, Leah Hoke, Elwood Speckman, Camille & Richard Palumbo, Barbara Garvie, Sandra and Bert Fisher, J.E. Yates, Terry Christiano, Sharon & Dick Smith, Paulette O'Brien, Martha Ruddy, Thomas Ruddy, Art Harris, Tom Giar, Mary Peck, Ron Kelly, Jeanie Fusaro, Bonnie and George Olson, Marilyn Purdy, Joe and Carole Duffy, Rosetta Bowsky, Carol Russell, Susan Rampleberg

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the September 8, 2015 Board of Directors Meeting it was,

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

Financial Status	Sept	YTD	Versus Plan
Revenues	\$39,136	\$351,986	\$493 over plan
Expenses*	\$30,429	\$283,902	\$26,209 under plan
Ⓢ R&M under plan		\$14,774	
Ⓢ Refuse Removal		\$5,190	
Checking Balance		\$116,248	
Reserve Balance		\$272,950	
Loan Balance		\$274,127	
Pond Expenses Total to Date		\$340,197	
	Projected total Cost	\$374,000	
Delinquencies	60 days	\$769	
	90 days	\$1136	
	90 days+	\$3870	

* no longer includes pond loan info

Manager's Report: Read aloud and will be available for review on the website.

President's Report: President Loomis discussed the attendance at the President's Meeting and advised about the drainage issues within East Lake Woodlands. President Loomis also advised that Mr. Ron Kelly sent correspondence and requested that be his "three minutes" to speak before the board. The letter was forwarded to the Association's Attorney and any further communication should be sent in writing and via the Association's Attorney.

Officer's Report:

Vice President Hillman advised the board that the latest version of the ARB Guidelines are complete. There was one suggestion regarding roofing that will be addressed. The final version of the proposed amendment changes are on the website for last review.

Secretary Tedoldi discussed that has received many inquiries and has answered them. He will continue to answer them and perhaps start some sort of blog for the residents. Secretary Tedoldi mentioned getting more information on "the adopt a pond" program that Pinellas County offers.

Committee Report:

Welcome/Social Committee: Nothing to report

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. The ARB report included:

Architectural Review Board Report

ARB Activity 9/9/15 – 10/13/15

ARB Applications Received

- | | |
|--------------------|--|
| ◆ 1527 Woodstream | Install front walkway pavers – Approved |
| ◆ 1538 Woodstream | Replace tile roof with asphalt shingles – Approved |
| ◆ 1546 Riverdale | Replace outdoor light fixtures – Approved |
| ◆ 1522 Riverdale | Enclose portion of patio – Approved |
| ◆ 1473 Riverdale | Replace tile roof with same – Approved |
| ◆ 4815 Edge Park | Remove fence behind home and near front entrance |
| – Approved | |
| ◆ 4795 Pebblebrook | Replace outdoor light fixtures – Approved |

Community ARB Standards/Guidelines

ARB members (Reva Berger, Rosetta Bowsky, Sandra Deffner) have completed their final draft of the Proposed Cross Creek ARB Standards & Guidelines. These Standards & Guidelines have been distributed to the board members and the HOA attorneys for comments.

ARB Member Leaving/Replacement

Sandra Deffner, who has been a member of the ARB since early 2015, is in the process of selling her home and moving to the great state of Texas to be near family. Sandra was an integral part of the 'team' that developed the Proposed Standards & Guidelines. Thanks to Sandra for all of her contributions.

Doug Brown has been looking for ways to contribute to our community while working full time. He has willingly volunteered to fill the opening on the ARB.

At this time Rosetta Bowsky was on the agenda and asked about the open position. She mentioned that Bonnie Olsen was interested in serving on the ARB. This was tabled.

Pool/Spa: Sally Giar met with three pool companies and received bids from all three. Sally will obtain one more bid.

- Information on Chlorine vs. Salt would cost about \$2600.00 total to convert
- Information on covering pool equipment: Sally was told this was not needed by two vendors

Old Business:

- Draft Budget discussion took place. The Budget meeting is set for November 11, 2015.

New Business:

- Landscape Contract: Dennis Hallenkamp from Cutrite was present at 4:00 P.M. to present to the Board of Directors what his contract includes and how he handles Cross Creek. Tommy Edwards from TLC was present at 4:30 P.M. to present to the Board of Directors what his contract includes and how he would handle Cross Creek. There was discussion and it was,

ON MOTION: Duly made by George Fusaro, seconded by Bob Tedoldi and carried a two yea and three nay (Janet Loomis, Connie Hillman, Sally Giar) vote to hire TLC as the new landscape company. The motion failed and therefore, the Cutrite contract is still in effect.

Next meetings will be November 11, 2015 at 4:00 PM at the East Lake Woodlands Country Club. Budget will be adopted at this meeting.

All owners present that wanted to speak all addressed the landscaping contract.

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 7:20 PM

Submitted by:



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

Approved by:



Janet Loomis, President
Cross Creek Homeowners Association, Inc.