

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

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on October 14, 2014 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, Stuart Lenett, Bob Tedoldi, and Sally Giar.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the September 9th board meeting, it was,

ON MOTION: Duly made by Bob Tedoldi, seconded by Sally Giar and carried unanimously

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report: The Treasurer reported that he reviewed the financial and all agrees with the budget. He also added that he along with Management and Management's onsite accountant have started working on the draft budget. The budget will be adopted at the duly called meeting in November. Note: A notice informing everyone of the budget meeting will mailed out according to Florida law.

Manager's Report: Read aloud and included: Draft budget being worked on; mailing for town hall meeting was completed. Signs and bulletin board were in route. All was ordered and delivered just needed to be installed. Work orders issued for the broken lamps. Weekly inspections included many dirty driveways and garbage cans being left out.

President's Report: President Loomis discussed the pending work orders and added that tree trimming will need to be on an upcoming agenda. She also noted that holiday decorations needed to be considered. It was,

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

RESOLVE: To authorize manager to order the holiday decorations with the company previous to last year not to exceed 1500.00.

Officer's Report: None; however, there was an additional complaint regarding the pool tiles. A work order will be issued. Stuart Lenett added that the email blasts seem to be working.

Committee Report: The social was successful. It was very well attended.

Unfinished Business: Discussion took place about the pond project. There was another brief history, and again the board members mentioned the town hall meeting. This is a special member's meeting for a better understanding of the pond project and the costs involved.

New Business:

- a. Resignation of board member: Bruce Berger resigned from the Board of Directors.
- b. Appointment of board member: After receiving an interest from three owners at Cross Creek that all showed an interest to fulfill Mr. Berger's unfinished term, there was discussion and it was,


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

RESOLVE: To appoint Connie Hillman to fulfill the remaining term of Mr. Berger's first three year term.

Next meetings will be October 22, 2014 at 4:00 PM at the ELW Country Club. There will be a Special Member's Meeting held prior to the Budget Meeting on November 11, 2014 at 4PM at Management & Associates. The annual members meeting will be held December 3, 2014 at the ELW Country Club.

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 5:48P.M

Submitted by:


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

Approved by:


Janet Loomis, President
Cross Creek Homeowners Association, Inc.