

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

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on November 11, 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

Other Residents Present:

Les and Regina Bradshaw, Ron Kelly, Reva Berger, Rosemary Yengst, Jeanie Fusaro, Joyce Pizzini, Keith Taylor, Wally and Ramona Vazquez, Martha and Thomas Ruddy, Carol Russell, Chris Christensen, Nancy Linton, Marylyn Purdy, Jan Ward, Carol and Joe Duffy, Tony Spatora, Jon Briggs, Tom Giar, Tom Johnson, Lynn Romano, Doug Brown, Donald Cameron, Rosemary and Tim Fleishman, Art Harris, Susan Donovan

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the October 13, 2015 Board of Directors Meeting it was,

ON MOTION: Duly made by Connie Hillman, seconded by Bob Tedoldi and unanimously carried
RESOLVE: To approve the meeting minutes as submitted:

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

Financial Status	October	YTD	Versus Plan
Revenues	\$39,259	\$391,245	\$699 over plan
Expenses*	\$30,246	\$314,149	\$76,398 under plan
Ⓢ R&M		\$17,576	under plan
Ⓢ Refuse Removal		\$5,767	under plan
Ⓢ Grounds Maintenance		\$17,395	under plan
Ⓢ Grounds Irrigation		\$14,682	over plan

Operating Balance \$120,397

Reserve Balance \$270,064

Loan Balance \$269,719

Pond Expenses Total to Date \$342,244

Projected Total Cost \$374,000

Delinquencies	60 days	\$411
	90 days	\$1159
	90 days+	\$4399

ON MOTION: Duly made by Bob Tedoldi, seconded by Connie Hillman and unanimously carried
RESOLVED: To approve the Treasurer's Report.

Manager's Report: There was none.

President's Report: There was none.

Officer's Report:

Vice President Hillman deferred all concerns and questions regarding ARB the Revised Documents be discussed during the Town Hall Meeting immediately following this meeting.

Secretary Tedoldi discussed the "Adopt a Pond" program and correspondence from owners. This report is posted on the website for further review.

ON MOTION: Duly made by Bob Tedoldi, seconded by Sally Giar and unanimously carried
RESOLVED: To appoint an ad hoc "Adopt a Pond" Committee and Lynn Romano will chair this committee.

Committee Report:

Welcome/Social Committee: Nothing to report

Pool – Cross Creek will be entering into a new contract with Pips Pools commencing on January 1, 2016.

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
November 11, 2015

ARB Activity 10/14/15 – 11/11/15

ARB Applications Received

- ◆ 1422 Woodstream Replace mulch with white stones in front beds – Not Approved

Community ARB Standards/Guidelines

The HOA attorney has reviewed the Proposed ARB Standards & Guidelines. She had a few suggestions and comments but felt they were very well written. Overall, a nice job!

ARB Open Position Appointment

We have 3 volunteers for the open position on the ARB: Doug Brown and Bonnie Olsen and Jan Ward

I recommend Doug Brown to fill this opening. Doug has been looking for ways to contribute to our community for quite a while. He loves living here and is very interested in keeping Cross Creek the beautiful and desirable community it is.

ON MOTION: Duly made by Connie Hillman, seconded by Janet Loomis and unanimously carried
RESOLVED: To appoint Doug Brown to the ARB committee.

Note: 1442 Woodstream would like to appeal their ARB application this will be tabled for the December Board Meeting.

Old Business:

- **The Board accepted George Fusaro's Resignation.**

New Business:

Approval of the 2016 Budget – The budget was discussed and it was,

ON MOTION: Duly made by Connie Hillman, seconded by Robert Tedoldi and unanimously carried
RESOLVED: to adopt the 2016 Budget as presented.

Next meetings will be December 1, 2015 at 5:30 (Board Meeting) and 6:00 PM Annual Members Meeting at the East Lake Woodlands Country Club.

There was a Town Hall Meeting immediately following this Board Meeting. There are no minutes for the Town Hall Meeting.

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 6:30 PM

Submitted by:

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

Approved by:



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