

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
November 12, 2013

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on November 12, 2013 at the office of Management & Associates, Oldsmar, Florida 34677.

The meeting was called to order at 4:00 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: Joe McMurtry, Janet Loomis, Stuart Lenett, Bob Tedoldi, and Marie Everleth.

**Resident Present:** No residents were present

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the October 8, 2013 board meeting and it was,

**ON MOTION:** Duly made by Bob Tedoldi, seconded by Marie Everleth and carried unanimously

**RESOLVE:** To approve the October 8, 2013 board of directors meeting minutes as submitted.

**Treasurer's Report:** The Treasurer reviewed the financials and Treasurer McMurtry reported, That the Association had another good month. The Reserves are all positive.

There were some category changes that were made to line item names in the budget and that will be reflected in the approved budget.

**Manager's Report:** The manager's report is attached hereto and incorporated herein as part of this meeting's minutes.

**President's Report:** President Loomis was pleased with the way items are looking at Cross Creek. The new signs were installed. She did ask the timers to be checked to reflect daylight savings.

**Officer's Report:** None

**Committee Report:** ARB reported that the lanai for the Adams's resident was approved.

**Old Business:**

**Landscaping:** President Loomis discussed the landscaping contract and it was,

**ON MOTION:** Duly made by Joe McMurtry, seconded by Janet Loomis and carried unanimously

**RESOLVE:** To not renew Cut-rites contract and hire Luke Brothers effective February 1, 2014, contingent upon no increase for 3 years and a guaranteed (if the association renews) a renewal increase at 4%.

**Amendment:** There was no discussion as the board was still going over comments from the community.

**New Business:**

**2014 Budget:** The budget was discussed and it was,

**ON MOTION:** Duly made by Stuart Lenett, seconded by Marie Everleth and carried unanimously.

**RESOLVE:** To adopt the 2014 budget as submitted.

The roll-over of surplus was discussed and it was,

**ON MOTION:** Duly made by Janet Loomis, seconded by Marie Everleth and carried unanimously

**RESOLVE:** To approve the roll-over of surplus into the association's operating account. This money will be reallocated at year end.

**Attorney Records:** The association was asked by the association's attorney whether or not the association's attorney should keep all records and it was,

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

**RESOLVE:** To have the association's attorney purge the files.

**Pool Restroom Floors:** A bid was presented for the painting of the restroom floors and it was,

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

**RESOLVE:** To accept the proposal from Clifford to finish and paint the bathroom floors.

**Christmas Lights:** Holiday decorations was discussed and it was,

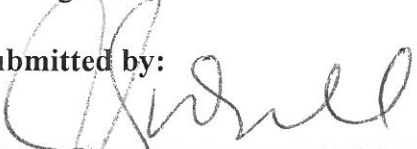
**ON MOTION:** Duly made by Joe McMurtry, seconded by Janet Loomis and carried unanimously

**RESOLVE:** To have Decorating Elves decorate the entrances for the holidays.

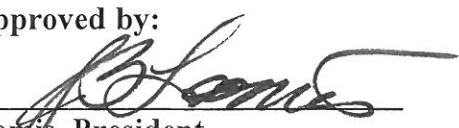
**Next board meeting will be December 4, 2013 at 4:00PM**

**Adjournment:** There being no other business to come before the Board, the Chair adjourned the meeting at 5:35 PM.

**Submitted by:**

  
\_\_\_\_\_  
Jaime L. Soderland, AMS, CMCA, MBA  
Management and Associates  
Inc.

**Approved by:**

  
\_\_\_\_\_  
Janet Loomis, President  
Cross Creek Homeowners Association,