

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 18, 2011

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on May 18, 2011 at the office of Management & Associates, 720 Brooker Creek Blvd., Suite 206 Oldsmar, Florida 34677

The meeting was called to order at 4:30 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: Janet Loomis, Stuart Lenett, Joe McMurtry, and Marie Everleth. Harry Nichols as absent
Connie Hillman was present.

Monique Parker from Rabin and Parker, who represents Cross Creek, was present at this meeting.

The Chairman stated that in the best interest of time that we would allow the Document Revision Questions with the Association's Attorney to take place out of order of the Agenda. At this time the questions pertaining to the amendments to the Declaration of Cross Creek were answered. The Attorney will now draft any last changes needed and provide the board with the information.

Once the document revision questions were answered both Attorney Parker and Connie Hillman left.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the April 20, 2011 Board of Directors meetings, it was

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

RESOLVE: To approve the April 20, 2011 Board meeting minutes as submitted.

The next order of business was the Treasurer's report: The Treasurer reported that this month Cross Creek was working under budget. A copy of the Treasurer's report will be kept in the board minute book attached to these minutes. There was a question as to the charging of late charges and interest and it was,

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

RESOLVE: To charge interest in the maximum allowed (18%) for any homeowner who is 31 days past due.

The next order of business was the Managers Report: Report is attached.

President's Report: None

Officers Reports: None

Committee Reports: The ARB has an application for the installation of jasmine ground cover. The ARB is inclined to deny this application; however, is waiting on the proposal to center prune the Oak trees in Cross Creek.

Old Business:

- Amendment Update: This was discussed in the beginning of the meeting.
- Cutrite: Proposals for the sidewalk work was tabled.
- Mulch was discussed and once we have an idea of which homeowners want which mulch, management will then contact the owners wanting Eucalypts to advise that it is no longer available.

New Business:

- The pool and spa were discussed and it was,

ON MOTION: Duly made by Marie Everleth, seconded by Joe McMurtry and carried unanimously

RESOLVE: To change the spa filter to a cartridge filter. The change for the pool filter system has been tabled until we get further information.

- The manager was asked to get a bid from Darwin Harmen to center prune all the Oaks in Cross Creek.

Date, time and place of the next meeting: The next meeting will be held on June 15, 2011 at Management & Associates at 4:30pm.

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 5:15 PM

Submitted by:

Jaime L. Soderland, AMS, CMCA
Management and Associates

Approved by:

Janet Loomis, President
Cross Creek Homeowners Association, Inc.