

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 8, 2017**

**APPROVED MINUTES**

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on February 8, 2017 at the East Lake Woodlands Country Club, Oldsmar, Florida 34677.

The meeting was called to order at 6:00 P.M. by Reva Berger who acted as chairperson of the meeting. Jaime L. Soderland-Ballard acted as recording secretary.

The roll was called and the following directors were present: Reva Berger, Sally Giar, George Fusaro, Thomas Ruddy and Nic Foster thereby establishing a quorum to conduct business.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the January 4, 2017 and January 29, 2017 Board meetings

**ON MOTION:** Duly made by George Fusaro, seconded by Sally Giar and unanimously carried

**RESOLVE:** To approve the meeting minutes as submitted.

**Treasurer's Report:** Treasurer Foster gave the following reports:

Cross Creek HOA Treasurers Report As of December 31, 2016			
	<u>December</u>	<u>YTD</u>	<u>Versus Budget</u>
Operating Revenue	\$39,381	\$472,849	\$785 Over
Reserve Revenue	\$7,388	\$88,656	0
Operating Expense	\$36,940	\$406,504	\$65,559 Under
Reserve Expense	\$0		
Operating Balance	\$74,276		
Reserve Balance	\$189,295		
Loan Balance	\$206,718		
Delinquencies(1)	90+	\$2,219 1550 Wdstrm Lien	
Operating Acct	\$75,682		
Reserve Acct	\$132,708		
CD	\$101,587		
Total	\$309,977		

2017 Loan Payments Budgeted: \$63,174.00; 43.15/hm/mo One-time assessment: approx. \$1,694.00

Cross Creek HOA Treasurers Report As of January 31, 2017			
	<u>January</u>	<u>YTD</u>	<u>Versus Budget</u>
Operating Revenue	\$37,692	\$37,692	\$34 Over
Reserve Revenue	\$11,021	\$11,021	0
Operating Expense	\$33,110	\$33,110	\$4,548 Under
Reserve Expense	\$0		
Operating Balance	\$80,598		
Reserve Balance	\$185,878		
Loan Balance	\$202,121		
Delinquencies(1)	90+	\$1,863 1550 Wdstrm Lien	
Operating Acct	\$90,292	As of 1/25/17	
Reserve Acct	\$98,774	As of 1/25/17	
CD	\$101,604		
Total	\$290,670		

2017 Loan Payments Budgeted: \$63,174.00; 43.15/hm/mo One-time assessment: approx. \$1,694.00

**President's Report:** President Berger updated the community on the following:  
President Berger recapped the meeting that took place on the 29<sup>th</sup> of January.  
All committees are up and running. She was able to attend most of the meetings to make sure all were doing as asked.

**Officer's Reports:**

George Fusaro updated the Cross Creek residents on what took place at the latest ELW Community Association Meeting. It appears that the ELWCA Board will have to special assess all unbound members to pay for this project.

**Committee Reports:**

**ARB Committee:**

There were no applications to approve; however, Rosetta did read the minutes of the ARB and these minutes will be part of the official record. The ARB Chair passed out a new set of guidelines to be reviewed by the Board of Directors to be voted on in March.

**Common Grounds Committee:** Since this committee was original two committees it was;

ON MOTION: Duly made by Reva Berger, seconded by Nic Foster and unanimously carried

RESOLVED: To combine the pone erosion committee and the common grounds committee. Once that motion was made and passed Lynn Romano reported that her committee is still doing research. There are a lot of documents that the committee has been reviewing. The committee will focus on priority, urgency, and cost.

**Finance Committee:** Nic Foster, Chair of the finance committee reported that his committee is reviewing all existing contracts and finding areas where he feels the community will be able to save money. CPA Susan Rampleberg has been working with the finance committee and will compile a report for their next meeting regarding Reserves and Capital Expenditures over Budget.

**Maintenance/Safety Committee:** Thomas Ruddy went over the well pump issue and the final bill at \$1182.00; Palm tree removal and final bill \$300.00; still waiting on the light pole replacement. Mr. Ruddy has an electrician working on the entrance lights that has been an issue for some time. He went over the scope of work and made the following motion:

ON MOTION: Duly made by Thomas Ruddy, seconded by Reva Berger and unanimously carried

RESOLVED: To approve the electrical work at the front entrance not to exceed \$2600.00.

Mr. Ruddy mentioned that there are a couple of problem trees and that he would like manager Ballard to contact some arborists to see what can be done.

**Pool Committee:** The repairs for the pool will begin on or about March 15, 2017 the pool will need to be closed for approximately 2 weeks.

**Welcome Committee:** At each meeting the Welcome Committee will mention any new owners from the month before. They will keep the roster updated.

**Old Business:**

None

**New Business:**

None


Next Board Meeting is scheduled for March 8, 2017 at the ELW Country Club at 6PM.

**Adjournment:** There being no other business to come before the Board, the Chair adjourned the meeting at 6:54 p.m.

**Submitted by:**

  
Jaime L. Soderland, MBA, PCAM  
Management and Associates

**Approved by:**

  
Reva Berger, President  
Cross Creek Homeowners Association, Inc.