

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

**March 9, 2016**

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on March 9, 2016 at the East Lake Woodlands Tennis Center (Elwoods), Oldsmar, Florida 34677.

The meeting was called to order at 6:05 P.M. by President Robert Tedoldi who acted as chairperson of the meeting. Jaime L. Soderland acted as recording secretary.

The roll was called and the following directors were present: Robert Tedoldi, Connie Hillman, Doug Brown, Arch Johnston and Sally Giar.

**Other Residents Present:**

Leah Hoke, Laurene Ziegler, John Young, Jill Young, Jeannie Fusaro, Rosetta Bowsky and Reva Berger.

**President's Opening Statements:** President Tedoldi again reiterated that parliamentary procedures will be evoked at the Cross Creek meetings.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the February 10, 2016 board meeting.

**ON MOTION:** Duly made by Connie Hillman, seconded by Sally Giar and unanimously carried  
**RESOLVE:** To approve the meeting minutes as submitted.

**Treasurer's Report:**

1. There was no Treasurer's Report as changes are being made to the reporting which requires software changes.

Manager's Report was covered under the agenda.

**President's Report:** President Tedoldi reported on basic cable as a community benefit, The common property landscape committee, the social committee, sidewalk and gutter repair, document committee. More detailed information will be circulated via the communique.

Officer's Reports: None

Reva Berger was present to give Architectural Review Board Report

February 10, 2016

**ARB Alteration Applications**

<b>Address</b>	<b>Type Alteration</b>	<b>Date Rec'd</b>	<b>Status</b>	<b>Date to M&amp;A</b>
1519 WS	Outdoor lighting	2/20/16	approved	2/21/16

**Pond Landscape Committee:** Lynn Romano reported that the planting is scheduled for Wednesday April 13. A suggestion was made no owner advise or interrupt the work being done.

**Other Committee Reports:**

**Pool/Welcome:** Sally Giar reported that the pool heat pump is working. She also reported that the welcome committee has been out in full force and they will be including sending sympathy cards to folks that have lost loved ones.

**Old Business:**

Trees: Doug reported on the meeting with Rick Warner from Werner's Tree Service. The work on the trees will be postponed until next month's meeting.

**New Business**

Ratification of sidewalk and gutter approval: Last month the board approved monies to be spent to fix the sidewalks and also the Miami gutters. The contract was awarded this month. A motion was made by Connie Hillman, seconded by Arch Johnston and unanimously carried to award the contract to do both the sidewalk repair and Miami Gutters to LRE.


Next Board Meeting is scheduled for April 13, 2016 at the ELW Country Club at 6PM

**Adjournment:** There being no other business to come before the Board, the Chair adjourned the meeting at 6:55p.m.

Submitted by:

  
Jaime L. Soderland, MBA, PCAM  
Management and Associates

Approved by:

  
Robert Tedoldi, President  
Cross Creek Homeowners Association, Inc.

Cross Creek HOA as of March 31, 2016

Treasurers Report

	<u>February</u>	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,417	\$78,857	\$1,79 Over
Expenses	\$35,906	\$62,484	\$16,193 Under
	<u>March</u>		
Revenues	\$39,494	\$118,351	\$335 Over
Expenses	\$40,156	\$102,640	\$15,376 Under
◆ Refuse Removal			\$6,353 Over
Operating Balance	\$97,471		
Reserve Balance	\$292,253		
Loan Balance	\$247,530		
Pond Expenses	Total to Date	\$349,944	
	Projected Total Cost	\$374,000	
Delinquencies (1)	60 Days		
	90 Days	\$862	
	90+ Days		

Issues:

1. Loan Payments are now being paid out of Operating Funds where they were budgeted
2. Following up on why our Trash Pickup cost has increased dramatically. Looks like overbilling..

## CROSS CREEK PRESIDENT'S REPORT, 3/9/2016

**BASIC CABLE AS A COMMUNITY BENEFIT:** A survey is being prepared to gather information about our homeowner's use of phone, cable TV and internet services in their homes. From that we hope to be able to better understand the cost to our community for the basic services most of us have and judge the financial impact on our budget. We shall continue to offer this amenity, but will look for ways to make it more cost or service effective.

**THE COMMON PROPERTY LANDSCAPE COMMITTEE:** Will organize in the next month and take up the task of inventorying, grading and making recommendations to the board of matters relating to the landscaping of all common property in our community, such as the pool, park, entrances and right of ways (land between the sidewalk and the roads).

**THE SOCIAL COMMITTEE:** Ed Giancola and Tom Ruddy, have organized a community spring luncheon at the Casa Cosenza Restaurant, on Saturday, April, 9<sup>th</sup>. Check our website for information or call Ed or Tom.

**SIDEWALK AND MIAMI GUTTER REPAIR:** Contracts are being reviewed and compared to carry out the necessary repairs before phase one of the roads resurfacing is done. Ongoing we will be implementing a painted warning system to alert walkers to possible trip hazards that occur in between our annual repairs.

**DOCUMENT COMMITTEE:** It will meet and organize in this month and begin its review of and recommendations to the board with respect to the updating and bringing into compliance with state law of our (1) Articles of Incorporation, (2) Bylaws and (3) Declaration of Covenants, Conditions and Restrictions.