

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

April 13, 2016

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on April 13, 2016 at the East Lake Woodlands Country Club, Oldsmar, Florida 34677.

The meeting was called to order at 6:00 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:

Sara Sawyer, Wally Vazquez, Jeanie Fusaro, Reva Burger and Dorothy Fox.

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 March 9, 2016 board meeting.

ON MOTION: Duly made by Connie Hillman, seconded by Arch Johnston and unanimously carried

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report: Cross Creek HOA as of March 31, 2016 Treasurers Report February YTD Versus Budget

Revenues	\$39,417	\$78,857	\$179 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	Variance due to reclass Cable	
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. Due to reclass cable.

Manager's Report was covered under the agenda.

President's Report: President Tedoldi reported on the progress for the survey regarding 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: This will be addressed under committee reports.

Reva Berger was present to give Architectural Review Board Report

Architectural Review Board Report April 13, 2016 ARB

Alteration Applications

<u>Address - Owner</u>	<u>Date Rec'd</u>	<u>Type of Alteration</u>	<u>Appr/Dec</u>
• 4729 PB	3/14	Replace pavers with	3/18A
		landscaping bed	
• 1490 WS	3/22	Replace tile roof with shingles	3/22A
• 1400 WS	4/1	Extend back yard pavers	Pending info

ARB Decision Letters to Homeowners.

As of March 31 there were no outstanding ARB Decision Letters.:

ARB Guidelines

Check on board's progress reviewing ARB guidelines.

Alteration Application Form

Form has been posted to the web site. We have received an application using the new form.

Committee Reports:

Pond Landscape Committee: Lynn Romano had nothing to report.

Pool/Welcome/Social: Sally Giar reported that the leak has been fixed in the spa and the next step is the stenner pump. She also reported that the luncheon was a great success and the social committee is getting ready for another event.

Sally also mentioned that one of the decorative lights around the pool needed to be replaced.

Doug reported that water testing was done and that the results will be placed on the website.
Document Committee: The committee has been meeting they have reviewed approximately 30 pages so far. Minutes are being kept by both the committee and management.

Old Business:

Trees: Doug reported on the meeting with another tree firm. O'neils Tree Service.

ON MOTION: Duly made by Connie Hillman, seconded by Doug Brown and unanimously carried

RESOLVED: To hire O'Neils Tree Service to trim the trees not to exceed \$9000.00

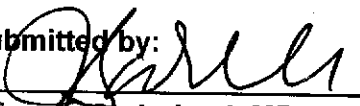
New Business

Neighborhood Watch: Discussion of signs took place. Jeanie Fusaro provided research to the Board. The Board wanted to get additional pricing and tabled the matter.

Next Board Meeting is scheduled for May 11, 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 6:58p.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 April 30, 2016

Treasurers Report

	<u>April</u>	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,397	\$157,748	\$394 Over
Expenses	\$30,148	\$132,788	\$24,566 Under
Operating Balance	\$65,721		
Reserve Balance	\$292,408		
Loan Balance	\$243,065		
Pond Expenses	Total to Date	\$350,743	
	Projected Total Cost	\$374,000	
Delinquencies (1)	60 Days		
	90 Days	\$871	
	90+ Days		

Issues:

None

EASTLAKE WOODLANDS DRAINAGE ISSUES

After the rains of last summer and the subsequent flooding along Sunflower Drive, EMK Consultants of Florida were called in to investigate and report on the condition of the master drainage ways and structures that connect throughout Eastlake Woodlands. It was determined that significant repair, replacement and improvements are necessary to restore the drainage facilities closer to their originally intended function.

The complete report can be found on EastlakeWoodland.com (website). Go to Community Association and then Financial Information.

The repairs are not an option and the estimated cost to the community is \$750,000. There are 3800 homes in ELW which equates to \$200 per household. The Community Association is looking for and asking for ideas on how to pay for the cost of the repairs.

The Community Association is in the process of getting bids to clean the swales on ELW Parkway, Woodlands Parkway and Woodlands Blvd.

In addition, each neighborhood needs to develop a maintenance plan to clean the storm drains.

QUESTIONS from Cross Creek with answers from ELWCA in red.

1. When is the deadline for the funds? Any deadline for obtaining funds would be arbitrary, since the Board has not agreed on the amount or the funding source. However, our desire would be to complete the described work by late fall this year.
2. When do you estimate the work to begin? Building on response #1, we believe the work would need to begin in July/August in order to complete same prior to the end of this year.
3. Will the work be completed before the rainy season begins next year? Yes. See above responses.
4. What are the ramifications if we have another heavy rainy season before the work is complete? Any abnormal or heavy rain in a short period of time will result in some flooding. As long as we do not experience a 25 year storm, our troubled system should handle the runoff. However, the flooding will be worse than normal and it will take longer to dissipate.
5. Does ELW/CC have an insurance liability issue? I believe if we have acknowledged the problem and taken steps to resolve same in a reasonable manner and time frame, our liability should be limited or eliminated.

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