

**CROSS CREEK AT EAST LAKE WOODLANDS
HOMEOWNERS ASSOCIATION, INC.
NOTICE OF BOARD OF DIRECTORS MEETING**

Date: Wednesday, April 21, 2021
Time: 5:00 PM Zoom

Kim Hayes called the meeting to order at 5:04 PM, all Board Members were present and a quorum was established. Kim Hayes from Management and Associates was also present and acted as recording secretary.

Reading and disposal of unapproved minutes: March 17th 2021 - A motion was made by Sally Giar and second by Ed Potter to waive the reading of the minutes from the previous meeting and approve as presented - motion carried unanimously.

President's Report - President Giar discussed fountain request from one resident to change the time. The fountain pump is set to run no longer than 12 hours as recommended as there is wear and tear and cost related which should be factored into the fountain pump. The board has all agreed collectively there are no compelling advantages to adjusting the fountain time no further action at this time.

On April 15th an e-blast went out to the community explaining the reason for implementing a tow policy in Cross Creek that was voted on and approved by the board at our March meeting. The policy will become effective the first week in May 2021 and will be implemented between the hours of 1 am and 5 am for vehicles illegally parked on our streets overnight.

The north end of CC is due to be paved this year. We requested 3 three bids for the project: Suncoast Paving, Florida Pavement Services and DMI. We received two quotes and the third (DMI) declined. Both vendors came in under our reserve budget for the project. Both vendors use a similar product, Suncoast Paving is the company we used 5 years ago for the south end of CC which has held up and continues to service us well. The board voted and approved unanimously to contract with Suncoast paving in the amount of \$42,776.20.

O'Neil's Tree Service has inventoried and tagged all the oaks trees on the common grounds in Cross Creek for the purpose of ongoing tree maintenance.

The scheduled refurbishing of the entrances has been delayed. We can expect the project to be completed in the next few weeks.

Treasurer's Report - Ed Potter reported on the financial status of the Community as of March 31, 2021. The balance in the operating account as of March 31, 2021 is \$75,330.43 which is approximately \$20,000 more than was in last month's budget in expenses. That increase was driven by a net \$31,077.42 in expenses. Expenses were lower than usual due to no irrigation repairs charges this past month, minimal miscellaneous spending, and a one-time adjustment of \$3600 to the operating fund as February expenses for storm sewer cleaning were transferred to the reserves.

The reserve balance as of the end of March is \$302,272.45. Two projects, storm drain cleaning and pool deck paver maintenance were paid in March. Both expenses were less than was allocated by the Reserve Study.

Two large projects for this year are the asphalt paving of the north end of the Community (allocation = \$44,028) and the replacement of the pool fence (allocation = \$15,080).

ARB Report - Rosetta Bowsky reported eight architectural application approvals were submitted and approved 1402 River Oaks Court, 1373 River Oaks Court, 1470 Wood Stream Dr., 1442 Wood Stream Drive, 1551 Riverdale, 1528 Riverdale, 1378 River Oaks Court, 4806 Pebble Brook. Please note 4741 Pebble Brook new roof, no application was submitted and will follow up accordingly.

Manager's Report – Manager, Kim Hayes, discussed the delinquency status report through April 19, 2021 for a total of \$3406.56. The tow policy clarification was sent to the board with legal advice. Manager has provided the board two alternate tow sign colors and choice of poles for installing to be aesthetically pleasing. Manager currently working on street paving project - provided the board with clarification of virgin asphalt versus SP9.5 paving materials - three proposals for paving were submitted to the board from Suncoast, DMI, and Florida Pavement Services - proposals submitted to the board for new pool fence for review and consideration, "Manager composed letter to be the community providing information legal therapy occasion sent to for Florida State statute towing". Hours of operation to changed on the tow signs as requested.

Maintenance -Tom Ruddy reported he is working with Solitude in reference to the light in the small fountain. He also reported to M & A an open electric box on River Oaks Ct. We are waiting for service. A photo cell has been cleaned at the pedestal at Pebble Brook entrance. Tom also reported a damaged mailbox to M&A for service.

Old Business - Tow Policy - recent email sent to members in response to a letter from a homeowner who generated a petition to 22 selected members. Street paving - three proposals were submitted to the board for review and consideration from Suncoast Paving, DMI Paving, and Florida Pavement Services, clarification in reference to products used, research on longevity, efficiency of virgin paving materials verses SP9.5 from a manufacturer's perspective. The difference between virgin asphalt and super pave 9.5 (SP9.5), recommended paving materials of choice for residential streets vs. commercial parking lots. SP 9.5 is a tougher more durable product vs. virgin asphalt. A **motion** by Sally to approve the proposal from Suncoast Paving for \$42,776.20 - proposal submitted on April 19, 2021- **motion** second by Ed and carried unanimously.

New Business - Fountain. After careful review and consideration, the board has decided there's no advantages to adjust the time - no further action at this time.

Date, Place and Time of Next Meeting - The next meeting will take place not on the regular scheduled date - it will be the fourth Wednesday of the month Wednesday, May 26, 2021 at 5 PM via zoom.

Adjournment - There being no further business, a **motion** was made with Sally and second by Ed to adjourn the meeting at 5:50 PM - **motion** carried unanimously.

Submitted by:

Approved by:



Kim Hayes, LOAM
Management and Associates



Sally Giar, President
Cross Creek Homeowners Association, Inc.