

Cross Creek Homeowners Association
Board of Directors meeting
Wednesday, June 15, 2022 @ 5:00 PM zoom

Call to Order - The meeting was called to order at 5:03 PM by property manager Kim Hayes representing Management & Associates.

Calling of the Roll - All board members were present Sally Giar, Ed Potter, Kathleen Blackwell, Bobbie Spatora, and Mark Hamilton. A quorum was established. Kim Hayes from Management and Associates was also present and acted as recording secretary.

Reading and Disposal of Unapproved Minutes - A motion was made by Ed Potter and second by Kathleen Blackwell to waive the reading of the March minutes and approve as presented, motion carried unanimously.

President's Report - Our last Board meeting was three months ago. We have been busy though, and I believe the neighbors have been busy with projects around their homes as well. Rosette will provide a list of approved projects over the last couple months.

Now that the ARB has updated their Guidelines, the Board has also updated Cross Creek's Rules and Regulations. A copy of those Regulations will be attached to the communiqué and will also be posted to the website.

Pine bark mulch has been installed at homes and at our entrances. Pine straw around the pool common area was refreshed

O'Neil's removed 3 failing oak trees on the common grounds apron. O'Neil's also provided an estimate for raising the oak tree canopy along the streets so that emergency vehicles have the required clearance. 25 trees will be elevated at a cost of \$2800.

New paint color scheme was voted on and decided by the community. The new color scheme is Natural Choice SW7011/Antler Velvet SW9111. Please note this replaces Bauhaus Buff/Victoria Rose which will no longer be used.

- 19 houses will be painted this year possibly starting in September. Roofs will be pressure cleaned before the painting starts. We are getting estimates for that now.
- M & A will be sending a letter to those homeowners whose homes are being painted this year and they will be asked to choose the color scheme they want their house painted.

Pool area maintenance: the HOA will be hiring a new company to take over this maintenance. The Board has agreed to move forward with Hayes Contracting.

Vice President report - Kathleen Blackwell reported giving a special thanks to the ARB committee, new committee persons Sharon Spencer and Paula Levesque for their service working on the updates of the ARB guidelines to bring clear and concise accurate verbiage while creating a spreadsheet to track all ARB request, approvals, and to make sure the projects that are getting done or without delay. The ARB committee persons will be checking on the projects completed and tracking all projects accordingly.

Treasurer's Verbal Report – Ed Potter reported on the May 2022 Financials

Operating Account Expense Review - The balance in the operating account as of May 31, 2022, is \$78,465.83 which is \$11,355.94 less than was in last month's net balance of \$89,821.77. Operating income for May, at \$38,018.28, is close to the average amount received per month. Monthly expenses for April are \$39,916.35 which are high for monthly expenses and \$1898.07 more than the monthly

income. However, this amount includes an expense of \$3100 paid to O'Neil's Tree Service that should have been booked to the reserves. The adjustment will be reflected in the June Financial Report. The adjusted monthly operating expense will be \$36,516.35 and the adjusted net operating gain/loss will be a gain of \$1507.93

Reserve Account Expense Review - The reserve balance as of the end of May is \$421,216.57. The decline in the reserve balance is the result of the \$14,666.67 monthly transfer to the reserves plus miscellaneous interest of \$69.13 being offset by the \$27,6000 spent to replenish mulch. There will be an additional \$3100 adjustment to the reserve pool representing the expenses to O'Neil's Tree Service for May.

Variiances - Grounds Maintenance, which is the Millennium expenses, are \$3,725.33 over budget this month. That monthly variance includes the erroneous charge of \$3100 in tree expenses being charged to this account. This charge will be corrected next month. The annualized variance of \$6837 will not be affected by this error. The other significant variances for the month of May include increases in the price of electricity by TECO and trash pick-up by County Sanitation. These impacts will be become more significant toward the end of the year. The Board has also been managing requests for price increases from some vendors prior to their contract end date.

Projects Review - The reserve projects' expenses for May include the \$27,600 for mulch replacement and \$31000 for tree removal that will be adjusted in next month's financial report. The mulch replacement is \$7250 under the allocated amount and the tree project is \$3050 under the allocated amount. Operating projects costs for May are \$1286.54 for Irrigation pipe repairs.

ARB Report - Rosetta Bowsky reported there was a lot of activity, roof replacements, landscape upgrade packages, enclosures including new windows and doors, propane tank installed, approximately (32) projects were inspected, items from January – March, projects were pending inspection. Revised ARB alteration application updated detail specifications newly added adjacent owners when installing drainage project systems to have homeowners on either side sign off on application. The new form was sent to the board for review and consideration and Management & Associates information updated to Cross Creek website and E-blast will be sent to the membership.

Manager's report - Kim Hayes reported on collection status delinquency's totaling \$3496.19. One account is more than 60 days received late letter and pre-lien applied accordingly pre-lien.

Restroom pool area monthly service. High Shine services routine monthly cleaning for the community pool price increase from \$300-\$400 plus tax totaling \$428. The board spoke with the vendor, and they were able to hold the price until June 1, however there is a \$100 increase. The board had asked for comparison proposals from other vendors. After reviewing, the board all agreed to send a 30-day cancellation letter to High Shine to cancel service effective July 1.

There were five architectural application approval letters that were submitted to the homeowners. Located at 1450 Woodstream, 1466 Woodstream, 1477 Riverdale, 1477 Riverdale and 1473 Riverdale.

Manager is obtaining proposal from O'Neil's for tree trimming of the trees as we are approaching hurricane season overhanging the street canopy.

ARB Committee revised the alteration application form. The form will be submitted to Cross Creek community via E blast. It has been requested to post the form under ARB committee on the website and is to be utilized by homeowners. Application will be saved at Management & Associates electronically.

Majestic Seals & Stripes Paving to repair Miami curb located at 1378 River Oaks Court week of Thursday, June 16th, homeowner has been notified.

Upon meeting at the property and reviewing both ponds, discussion with Solitude on recommendations to help with shoreline erosion, a proposal was submitted to the board for review and consideration from Nick Vials of Solitude for aquatic shoreline plants. Agenda item for discussion. Current treatment for killing Hydrilla, Solitude treating the ponds as discussed.

Maintenance Report – Tom Ruddy May/June Maintenance

Long standing main pipe irrigation leak repaired by Aqua Pro behind Edge Park
Fountain on small pond had display head problem. Met with Solitude - head repaired. Left temp head.
Repaired 6/10
Low voltage lights and power outlets at Woodstream out - called Tardiff - Scott replaced blown fuse in electrical box
Globe blown off big pond light. Holding screws are rotted. Scott to give us cost of new light fixture.
Both ponds have been treated for hydrilla. The tech said it will take about 3 months to clear.
Common ground irrigation -Tom Giar and I met with AquaPro manager Tuesday to walk the common grounds. AquaPro made recommendations to the Board for repairs.

Old Business – Removal of Oak Trees - President Giar discussed the recent project conducted by O'Neil's tree service now completed. Charges were applied to reserves. Pine Bark Mulch Installed - recent mulch project installation completed by Millennium landscaping.

New Business - Pool Area Maintenance - President Giar discussed the current cleaning company servicing the pool area, High Shine has increased the monthly fees for the association significantly, the board requested our manager to provide proposals for review and consideration from other similar companies. The board reviewed Hayes Contracting services, Affordable Work Orders, and High Shine with new increase. After careful review and consideration meeting with the vendors, the board is pleased to announce the contract was awarded to Hayes Contract Services. President Giar instructed property manager to send a 30-day cancellation notice to the vendor, High Shine, thanking them for their service. The new vendor will start July 1st, a checklist of services was provided to the board for the weekly service which will take place on Fridays as the board stated that seems to be the high traffic day after Millennium landscaping utilizes the restrooms.

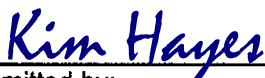
Miami Curb Repair - The Miami curb repair will take place the week of Thursday June 16th. Majestic Seals and Stripes Paving will repair the Miami curb located at 1378 River Oaks Court and owner has been notified.

Oak Tree Prep for Hurricane Season - A proposal was submitted to the board for review and consideration from O'Neil's tree service.

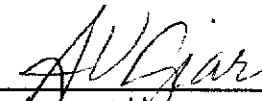
Soil erosion protection on the two ponds - Ed Potter discussed the soil erosion project as the board is looking into being proactive and reviewing alternate eco-friendly ways to help with the erosion as this will be a reserve item and will take place in the near future. The board has been gathering information while speaking with professionals in the industry such as Solitude Pond maintenance.

Date, Place and Time of Next Meeting - The board will skip a meeting in July therefore the next meeting will take place on the scheduled third Wednesday of the month, which is August 17th, at 5 PM zoom

Adjournment - There being no further business a motion was made by Ed Potter and second by Mark Hamilton to adjourn the meeting at 6:12 PM motion carried unanimously



Submitted by:
Kim Hayes, LCAM
Management & Associates
Associates, Inc



Approved by:
Sally Giar, President
Cross Creek Homeowners