

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 17, 2020

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday June 17, 2020 – Virtual Zoom Meeting.

Kim Hayes called the meeting to order at 5:05 pm, all board members were present and a quorum was established. Kim Hayes from Management & Associates served as recording secretary.

Disposal of any unapproved minutes: A motion was made, seconded and carried unanimously to waive the reading of the meeting minutes from May 20, 2020 and approve as presented.

- 1. President's Report:** ...Mission Statement - Cross Creek homeowners association mission is to preserve and enhance our community through effective and efficient management of the association's assets, enforcement of rules and covenants to preserve property values and support initiatives and capital improvements that benefit the greater good of the community. The board will serve the homeowners by taking a fair ethical and objective approach and representing the interest of all homeowners.

Property behind the 42 homes along the creek: It has been brought to the boards' attention that ClubCorp owns the property along the creek. Historically our landscapers have maintained this property, however what may have been done in the past is not necessarily the right thing to do. The board is currently working with our legal association lawyer to determine what liability we are exposed to if we continue to maintain it without consulting with ClubCorp. This could cause potential legal issues with the Cross Creek and its residents. While we are working through this issue legally, ELWCA has agreed to have Liberty Land Management limited maintenance to the section of turf along the creek. This is a difficult piece of property to maintain because of the obstacles such as limited access between homes, drainage pipes, unstable ground close to the water and ground depressions.

Palm trees: In Cross Creek there approximately 200 palm trees and over half of the palm trees are above 30 feet in height. Millenniums contract includes trimming of all palm trees up to the height of 30 feet. The board asked for a quote for the trees over 30 feet from both Millennium and TLC. TLC was awarded the project based on price. Last week TLC trimmed all palm trees over 30 feet in height. At the end of June Millennium will be trimming the rest of the palm trees according to the contract.

Mulch. The pine needles and bark around the pool common area has been completed by Millennium.

Fountain replacement: The fountain in the large pond has stopped working and is no longer repairable. Tom Ruddy has investigated the cost of replacing it with Solitude, which is the same company that replaced the fountain in the small pond last year. The cost to install the new fountain is \$8909. Tom can provide us with details on this during his maintenance report.

- 2. Vice President's Report – N/A**

3. **Treasurer's Report:** See Attached.
4. **ARB Report:** Rosetta discussed five applications submitted for review. There were three from 4815 Edge park 1559 Riverdale and 1543 Wood Stream all approved Rosetta discussed a meeting that took place on May 29 responsibilities and expectations of the ARB committee. Minutes from that meeting have been submitted discussion on responsibility and the purpose of the committee.
5. **Manager's Report:** Collection status report through May 31, 2020 totaling \$3982.24 total maintenance fees \$3782.63 one pre-lien in place pre-lien cost \$70 interest totaling \$129.61 late letters are sent out accordingly. Mulch project completed. Manager has provided the Association Board with two proposals for palm tree trimming palms over 30 feet TLC was cheaper and the Board chose accordingly. TLC has completed the palm tree trimming over 30 feet. Fountain installation proposal submitted to the Board for review and consideration vertex has been notified the Board has approved \$8909. Thomas Rudy thank you for your guidance and spearheading the project. Manager has met with ELW collective board members from both parties ELWCA manager to review possibly installing four trees at the Cross Creek entrance wall and reviewing four trees to be placed strategically. Manager has set up a meeting with Creative Paving owner Robert Moore to discuss the ARB questions and concerns pertaining to driveway pavers. Manager will set up meeting for ARB and board members to meet with Creative Paving. Manager has provided the board with estimate from Ricks Pool Service \$16,500 #2754 proposing installing a collector tank removing vents. Tank will include water level float eliminating direct suction entrapment hazards to improve pump performance and safety of spa. This requires engineer building permits. Manager has provided the Board with mulch prices from 2015 which show clear choice in savings with millennium mulch. Manager has provided the Board with the tow package information from A-1 recovery. Vehicle would be towed to Roberts Road in Oldsmar. Expenses involve hookup fee, mileage and storage at owner's expense.
6. **Old Business:** Reserve study.... Ed discussed the reserve study, which is now complete.

Fountain replacement:

ON MOTION: By Kathleen, seconded by Ed and carried unanimously.

RESOLVE: Approve proposal from Solitude to replace fountain pump at a cost of \$8909.00.

Drainage repair project is now completed.

7. **New Business:** Palm tree trimming all palms over 30 feet has been completed by TLC invoice #2522523 total dollar amount \$3100. All palm trees over 30 feet tall were trimmed and new trimming area booted accordingly to 9 o'clock 3 o'clock trim pattern 112 total there were 10 Washingtonian palms trimmed over 30 feet tall trimmed a new trimming area booted to 9 o'clock 3 o'clock trim pattern.

Maintenance: Tom Ruddy reported Parker, a volunteer resident, painted a missed spot on entrance pillar

Checked entrances, lights all good - the entrance lights are on photocells and go on/off at different times. Only the two lights at pool are on timers.

Coordinating with Solitude, our pond and fountains vendor, for replacement fountain at big pond / contract and cost given to board awaiting vote to install 3HP fountain with all equipment installed and removal of old equipment by Solitude - the fountain will be similar to the small fountain only 4-5 feet larger -we will need an electrician to hook up electric

Neighborhood palm trees inventory completed - board had trees trimmed

Bad lawn on Woodstream near bench reported to Millennium await work needed could be irrigation issue

Sod placed outside Woodstream entrance Asked millennium to run zone 3 every day until sod takes - this was changed we will hand water. Moved hose from pool to Woodstream entrance to water sod.

Removed garbage can lid from pond.

Date, Place and Time of Next Meeting: ... The next meeting will take place in July please note new date change, which will be Wednesday, July 22 at 5 PM via Zoom.

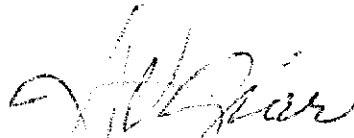
Adjournment: There being no further business to come before the board a motion was made to adjourn the meeting at 6:04 pm, seconded and carried unanimously.

Submitted by:



**Kim Hayes, LCAM
Management and Associates**

Approved by:



**Sally Giar, President
Cross Creek Homeowners Association, Inc.**