

Cross Creek Homeowner Association Board of Directors Meeting
Wednesday, June 23, 2021 5:00 PM zoom meeting

Call to order... The meeting was called to order at 5:06 PM via Zoom

Calling of the roll... All board members were present a quorum was established Kim Hayes from Management and Associates was also present and acted as recording secretary

Reading and disposal of unapproved minutes... May 26, 2021 board meeting... A motion *was made by Kathleen Blackwell to waive the reading of the minutes and approve as presented, motion seconded by Ed Potter and carried unanimously*

Presidents Report:

President Sally Giar discussed the recent landscape enhancement entrance area completed. Also discussed was the tree program implemented with O'Neil's tree service. There are roughly 12 trees that need to be removed as they appear to be in unfavorable condition. The recommendation by certified arborist Apollo O'Neill is to remove all 12 trees which appear to be in the worst condition. At this time we will remove 3 of the trees.

Treasurers Report: Ed Potter's treasurers reported the following:

- The balance in the operating account as of April 30, 2021 is \$68, 716.62 which is approximately \$2400 less than was in last month's report. Income in April, at \$39,430.88 was close to the average amount received per month. Expenses are at \$36, 474.47, slightly higher than the average for monthly expenses.
- The reserve balance as of the end of April is \$327,739.73. The growth in the Reserve balance is the result of the \$14,265 monthly transfer to the Reserve plus miscellaneous interest of about \$102.25 and minus an expense of \$3200 for the tree study done by the arborist.
- The budgeting discrepancy with the refuse removal account is going to result in a cumulative end of year variance of \$707.76. This is due to the unexpected rate increase by Pinellas County after the budget was finalized.

ARB Report:

Rosetta Bowsky reported there was one application submitted and approved - 1477 Riverdale to remove dead tree rear of property

Managers' report:

Kim Hayes reported on delinquency's totaling \$1701.46, interest totaling \$13.95 and late letters sent out accordingly. There is no account more than 30 days late. New insurance agent, previous agency All lines Insurance Group, new agency Great Florida, Agent Anthony LoSchiavo. Fence deposit of \$2300 was sent to West Coast Fence Company for the fence installation at the Cross Creek pool, which is scheduled for August 2 weather permitting.

Maintenance Report... Tom Ruddy reported maintenance for June Tardiff Electric repaired and added at the entrances, two surge protectors on the well systems two outlets on the Pebble brook wall with photocells, also replace two photocells on pedestals and installed two loaded low-voltage LED lights, replaced bulb at Wood Stream entrance, solitude quarterly maintenance started on both fountains, I reset small fountain time. Social gathering Fourth of July pool event scheduled.

Old Business:

Sidewalk grinding... In the February 17, 2021 board meeting a motion was made to accept proposal from DMI for sidewalk grinding. Unfortunately, DMI is not able to follow through with the work and has informed management they cannot keep their obligation to follow through with the project and email was sent to the board May 21, 2021. Manager has provided the board with an alternative company at the recommendation from Sun Coast Paving who recently did the asphalt road project within the community. Proposal submitted to the board for review and consideration which came in favorable, under budget for previous vendor. *A motion was made by Sally Giar to rescind the approved vendor and seconded by Kathleen Blackwell. A motion was made by Ed Potter to approve the proposal submitted by Majestic Seal and Stripes, and seconded by Mark Hamilton. Motion carried unanimously. Project to include 113 areas to be ground down per specifications, \$2825 sidewalk grinding, 16 cement slab saw cut and remove all areas \$3848 cement replacement. Total project \$6673 to be paid out of general maintenance. Manager will follow up accordingly for start date.*

Tree maintenance update discussion... Apollo O'Neill stated there are three trees that need to be removed. The trees have been noted and documented with the living tree maintenance program which addresses the appropriate pruning life expectancy and treatment to maintain healthy *trees within the community*

Renewed insurance policy... The board is happy to announce the new insurance agent Anthony LoSchiavo of Great Florida Insurance. The carrier has stayed the same agent stated renewal invoice for processing \$7193.01 for the package umbrella and workers comp policies.

Pool fence... Deposit sent to the West Coast Pool fence company, work to start first week of August.

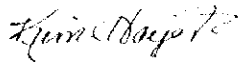
New business: None

Date, place and time of next meeting... As many of the projects have been completed the board feels as being on target and in a favorable place they will skip the July board meeting unless there is a need to have a special meeting then 48 hour notice requirement would need to be posted. The next meeting will take place as scheduled Wednesday, August 25, 2021 via zoom at 5:00 PM

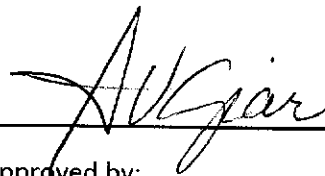
Adjournment: There being no further business a motion was made by Sally Giar and seconded by Ed Potter to adjourn the meeting at 6:03 PM motion carried unanimously.

Items for manager to follow up on...

1. Confirm date with Majestic for concrete sidewalk grinding
2. Confirm date with West Coast fence for pool installation
3. Follow up with Apollo O'Neill for removal of the three trees based on the tree maintenance program.



Submitted by:
Kim Hayes, LCAM
Management and Associates



Approved by:
Sally Giar, President
Cross Creek Homeowners Association, Inc.