

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

**July 13, 2016**

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

The meeting was called to order at 6:00 P.M. by Jaime L. Soderland 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 (via speaker phone), Connie Hillman, Doug Brown, Arch Johnston and Sally Giar.

Other Residents who signed in to speak:  
Jeanie Fusaro, Bruce Berger and Ron Kelly.

President's Opening Statements: None.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the June 8<sup>th</sup>, 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.

Cross Creek HOA Treasurers Report as of June 30, 2016

	<u>June</u>	<u>YTD</u>	<u>Versus Budget</u>
Op Revenues	\$39,413	\$236,619	\$588 Over
Op Expenses	\$43,198	\$211,700	\$24,332 Under
Rsv Revenue	\$ 7,388	\$ 44,328	
Rsv Expense	\$ 758	\$ 26,220	
Operating Balance	\$73,093		
Reserve Balance	\$299,294		
Loan Balance	\$234,057		
Pond Expenses	Total to Date	\$352,264	
Delinquencies (2)	60 Days		
	90 Days	\$1,207	
	90+ Days	\$1,313 Lien	

Issues:

1. Both delinquencies should be cleared up by next month.
2. Irrigation system problems – It was noted that there was an issue with the irrigation tripping the circuit breaker. Some trouble shooting was done and Dennis is now waiting for Poole Well Drilling to come out and check on things. The irrigation is on now, but there is no guarantee of pressure. The community will be updated via the communique.

**President's Report:** President Tedoldi mentioned two items in his report. First, the document committee was ready with their review. This information will be sent to the association's attorney and when a final document is ready it will be posted. The Board is trying to get a vote of the membership at the end of this year or the beginning of next. Second, is the issue of

volunteers changing committees or joining others during the year. This was discussed and it was,

**ON MOTION:** Duly made by Arch Johnston, seconded by Sally Giar and unanimously carried

**RESOLVED:** To re-appoint regular standing committees annually and not make changes during the year.

**Officer's Reports:** None

**Committee Reports:**

Reva Berger was present to give Architectural Review Board Report. 1377 River Oaks for a fence 1498 WS for lanai and 1461 WS for a tree

**Pond Landscape Committee:** No report.

**Document Committee:** Update was given during President Tedoldi's report.

**Common Grounds Landscape Committee:** Doug reported that the tree work was completed by O'neils. He further reported that Dennis has completed Phase I of the maintenance/replacement of dead plants. There were a couple of more areas noted that will be addressed. Phase II is delayed until there is a decision made on the pond erosion repair. Doug touched on the erosion but that will be updated under new business.

**Social/Welcome/Pool:** Sally is currently getting with Sunstition Pools to discuss the issue with the coping cracking on the pool deck. Also, she was asked about forming a committee regarding additional paint colors.

**Street Lights:** Arch has been diligently reporting to TECO lights that are in need of repair. He has indicated that they fix them as they can and it could take up to 30 working days.

**Old Business:**

**Paving:** Phase I has been completed. There is a pothole that is in the section for Phase II, but we are currently getting a proposal to fix that.

**New Business:** Pond Erosion Project: Doug reported on the project and went over key points from the meeting that took place on July 6, 2016. The next step is to provide a specification for folks to bid on. Bruce Berger mentioned that although a soil sample was verbally conveyed that this needs to be in the specification to ensure that the proper materials are being explored.

Next Board Meeting is scheduled for August 10, 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 6:46 p.m.

**Submitted by:**

  
Jaime L. Soderland, MBA, PCAM  
Management and Associates

**Approved by:**

  
Robert Tedoldi, President  
Cross Creek Homeowners Association, Inc.

## **Cross Creek President's Report 7/13/16**

Lots of things are going on in Cross Creek this month which you will hear more of later in the other officer and committee reports.

For my part, I'd like to talk about two things.

1 – The Document Committee which has concluded their review of the proposed document changes and added their own recommendations. The process continues with the board reviewing the documents and adding their recommendations. The board will not override any committee positions, but rather just add their comments and suggestions in addition to what was proposed by the attorneys originally, by homeowners during the year and most recently the committee.

Once all of the recommendations and positions have been accumulated the full documents will be sent to our attorneys to review from a legal, law and defense perspective.

After that process the final document recommendations will be put to a vote of the community after a sufficient time for them to review the final product and its options.

We propose that all of the information will be put on our website, emailed to each homeowner and printed and hand carried to those who do not have a computer or do not use email.

Hopefully, after this multi-year process which has engaged many of our fellow homeowners will be brought to a finish at a meeting at the end of this year or start of next.

2- I've been asked to address the issue of volunteers changing committees and or joining others during the year. As you'll recall, the board appointed fellow home owners to both standing and temporary committees last December. Those committees have been meeting and some of the processes are drawing to a close. You will be receiving the product of their work in the next few months.

Others are in the middle of projects which may stretch over to next year. The standing committees remain going forward, but will be reconstituted at year end.

I'm going to ask the board to give their opinions about changing or adding folks throughout the year. My personal opinion is that the committees should remain the same until reappointment in December of each year. That said, any homeowner can attend a committee meeting, but would not have a vote in matters that the committee refer to the board for action.

Would anyone on the board like to comment?

(Comments, suggestions, actions?)

Thank you.

Bob Tedoldi