

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

July 22, 2020

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday July 22, 2020 – Virtual Zoom Meeting.

The meeting was called to order by President Sally Giar at 5:04 PM. All board members were present a quorum was established Kim Hayes from management and associates was also present and acted as recording secretary.

Disposal of any unapproved minutes: A motion was made by Sally Giar, seconded by Ed Potter and carried unanimously to waive the reading of the meeting minutes from June 17, 2020 and approve as presented.

1. President's Report:

TREES - ELW planted four beautiful crêpe myrtle trees outside the wall on the south side of the Woodstream entrance. The property belongs to ELW but we maintain the irrigation there. The trees were planted in an effort to prevent trucks from pulling off the road causing issues with CC's irrigation. Palm tree trimming is complete.

CLUB CORP - We recently reached out to ClubCorp with regards to maintaining the property behind the homes along the creek. ClubCorp has been in contact with Millennium to mow and trim this past week. While we do not have the details of this agreement yet, we do feel it is a win-win situation for Cross Creek having the potential of thousands of dollars in maintenance savings.

We do thank all those homeowners along the creek for your patience during this process.

FENCE REPAIR - A big thank you goes out to an anonymous resident who was able to do many repairs to the fence around the pond at no charge to the community. His help is greatly appreciated

ALLIGATORS - It is illegal to feed alligators. It causes alligators to lose their fear of humans and results in them becoming a nuisance. We have had to remove one alligator from the creek. He was 10 1/2 feet long. This is not something we want to do again. So please be sure that you or your visitors are not feeding the alligators.

2. Vice President's Report – N/A

3. Treasurer's Report: See Attached.

4. ARB Report: Rosetta Bowsky discussed two architectural applications submitted to the committee for review and consideration, 1544 Wood Stream removal of fence replacement approved, 1434 Wood Stream replacement of roof approved.

5. **Manager's Report:** Manager discussed collection status report. Through June 30, 2020 totaling \$4619.71, currently there is one pre-lien in place, charges \$70, interest totaling on all accounts \$214.57, late letters are sent out accordingly. Manager discussed recent violation letters sent out as requested. Manager has provided the board with a proposal for the pool spa. Manager has worked in conjunction with ELW and board members for tree placement at wall to deter people from breaking irrigation lines. Manager has informed the board, waiting on a second proposal Pool spa repairs - as soon as it is received manager will forward to the board for review and consideration. Manager has had the reserve study updated to reflect current prices for pool fence replacement - in speaking with both treasurer and Brad Felton more realistic dollar amount factored into reserve study. Manager is currently working on the 2021 budget dealing directly with treasurer and will have that to the treasury in August. Manager has been dealing directly with Kyle Mooney from ELW club to coordinate on the trimming around the pond homes that border Club Corp. property. Kyle Mooney responded - information forwarded to the board. Club Corp will take responsibility for the area and send a plan of action to address long-term maintenance along the creek bordering the water, which is owned by the country club.

6. **Old Business:**

A. Maintenance along creek - Discussed in presidents report and reiterated in managers' report Eastlake Club Corp has finally agreed to maintain the rear of the homes boarding area along the Creek waterway owned by ClubCorp. Kyle Mooney of Club Corp as discussed would submit a long-range plan of action maintenance agreement to the association. This agreement will be submitted to the associations' attorney for review and consideration. We thank Club Corp for finally recognizing their responsibilities and maintaining property owned by Club Corp along the creek bordering the waterway within Cross Creek affecting 22 homes in that area.

B. Maintenance by Thomas Ruddy - Fountain at big pond is set to be installed soon. Met with Tardif electric to arrange for 230 wiring of new fountain and talked to Dan Jones yesterday who said they have the new fountain and it may be installed this week and they may be able to provide electrical work. Solitude cleaned and serviced small pond - board is looking at service contract for both fountains. Set small pond fountain (approx.) to go on at 9 off at 11 - light on at 7 off 11. Small magnolia tree on pool common ground appears dead can anyone else check it. At the Woodstream entrance, new sod was installed and watered by Kathleen looks good. Tom G took hose back to pool - Crape Myrtles planted by ELW, recommend board purchase small storage shed in pool area to remove chemicals and paint from bathrooms. After careful review and consideration, the board has agreed a storage-shed cabinet is logical.

ON MOTION: By Ed Potter, seconded by Bobby Spotora and carried unanimously.

RESOLVE: Tom Ruddy to purchase a storage shed from Lowe's not to exceed \$125.00.

Additional Spa equipment is being considered

7. **New Business:**

Budget planning - Treasurer Ed Potter discussed the strategic approach for 2021 budget, planning based on the new reserve study by Brad Felton from F-Pat the board will be working closely with their committee to ensure proper planning utilizing the reserve preliminary plan for spending. Manager Kim Hayes will provide a rough draft 2021 budget-working tool to the board in August as requested with the hopes of having a finalized budget approval meeting for October.

Date, Place and Time of Next Meeting: ... The next meeting will take place on Wednesday, August 19, 2020 at 5 PM via Zoom.

Adjournment: There being no further business to come before the board and no questions from members attending a motion was made to adjourn the meeting at 5:54 pm, seconded and carried unanimously.

Submitted by:



**Kim Hayes, LCAM
Management and Associates**

Approved by:



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