

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

August 19, 2020

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday August 19, 2020 – Virtual Zoom Meeting.

The meeting was called to order by Manager Kim Hayes at 5:04 PM. All board members were present, a quorum was established and Kim Hayes from Management and Associates acted as recording secretary.

Disposal of any unapproved minutes: A motion was made by Kathleen Blackwell, seconded by Ed Potter and carried unanimously to waive the reading of the meeting minutes from July 22, 2020 and approve as presented.

1. President's Report: President Sally Giar reported a struggle to maintain the water level in the spa. Apparently, there isn't a water level control system for the spa. It is important that the water level in the spa does not get too low which in turn may cause the pump to be overworked and falter. This can be costly. Ricks Pool Service will be installing a Pentair water level unit which is code required. The spa will be drained and closed for a few days. The cost for this project is approximately \$930.

Palmettos - We have asked Millennium to prune, clean and trim the palmetto clusters outside our wall. They are overgrown and encroaching on the boulevard. We can expect to see this completed in the next week. The cost for this project is \$750.

Fountain - The new fountain is up and running. While we are working through a few quirks with the timer, we have received many compliments as our residents seem to be very pleased. Tom Ruddy will explain further in his maintenance report. The final invoice for the fountain was \$8909. This is good news because the reserve study was budgeted for \$10,000 for the fountain. The board would like to thank Tom Ruddy for championing this project. He spent a lot of time communicating with the board and Solitude, as well as supervising installation and troubleshooting the follow up.

Budget - Ed has begun 2021 budget planning. He will talk a bit more about this during his report. The new reserve study will be posted to the website this week. Cross Creek's Reserve Study recommended reserve allocation for 2021 of \$171,000 which approximates the allocation in 2020.

Fence signs - As mentioned last month, many repairs were made to our fence around the pond. In an effort to keep people from jumping the fence and causing damage, we are installing signs that say: "NO FISHING - PRIVATE PROPERTY "

2. Vice President's Report – Vice President, Kathleen Blackwell discussed multiple complaints from homeowners in reference to rules not being complied with as outlined in Cross Creek's Rules & Regulations, ARB Guidelines and Covenants. Kathleen requested the minutes be noted accordingly. Garbage cans need to be stored and not visible from the street. Yard debris needs to be properly contained and tied. Trash cans should be brought out the night prior for trash pick-up, no earlier than 6 PM referencing 3.5 of the association documents. In addition, noted section 2.02, garage doors should remain closed at all times. Section 3.7, no vehicles should block residents walkways creating a nuisance for pedestrians, which have to enter into the street. The board expressed concern for owners not following the rules and regulations of the community.

3. Treasurer's Report: See Attached.

4. ARB Report: Rosetta Bowsky discussed two architectural applications submitted to the committee for approval, 1426 Woodstream, gutters approved and 1543 Woodstream, pavers in rear of property approved.

5. Manager's Report: Collection status report through July 31, 2020 totaling \$4113.61. Two late letters were sent out, pre-liens totaling \$70 and interest totaling \$214.57. If a delinquent account is not paid, a pre-lien will be placed on unit 1513 Riverdale Drive. Manager has provided 2021 rough draft budget to the board for review and consideration. Website domain up for renewal and has been sent to board for web coordinator Connie VanWyk to address. All work orders and service request are conducted by Kari Lopez and documented accordingly. Manager has provided the board with a new cable/internet contract to review. This will be an agenda item for the September meeting.

6. Old Business:

Maintenance: Tom Ruddy reported the new fountain has been installed in south pond at Woodstream entrance. Solitude completed all work including electric and underground conduit for cable at a significant cost savings resulting in not needing to hire an electrician for the electrical part of the installation. Fountain times... On at 9 AM off at 11 PM. Light... 7PM - 11 PM. Thank you to Tom Giar for the wall repair and painting. Because of the new fountain, it seems we had electrical issues with insufficient amperage. Tardif Electric will resolve the issue. Sidewalk light by the pool fence is not working and Solitude will be back to attend to that issue. In addition, the magnolia tree was removed from the pool common area grounds. Tom and Kathleen walked all sidewalks checking for needed repairs.

Irrigation - Residents need to abide by our irrigation rules of watering once a week. It is the residents' responsibility to check their own irrigation controllers. Millennium does check periodically but controllers can fail or be changed.

7. New Business: ARB Guidelines - Pavers ... Sally Giar and Kathleen Blackwell visited Sun Pavers of Tampa. The draft verbiage submitted by Rosetta Bowsky states pavers in the driveway should be harmonious with the home reflecting earth tone color palettes. Flagstone pavers and samples will be submitted. There will be very specific guidelines for installation, upkeep, maintenance seal coating, etc. The board will review and vote on pavers in driveways when more information is gathered. Item will be on an agenda for discussion at a duly held board meeting and noted accordingly in the minutes.

Date, Place and Time of Next Meeting: The next meeting will take place on Wednesday, September 16, 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 5:58 pm, seconded and carried unanimously.

Submitted by:



Kim Hayes, LCAM
Management and Associates

Approved by:



Sally Giar, President
Cross Creek Homeowners Association, Inc.