

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 14, 2016

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on September 14, 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, Arch Johnston, Doug Brown and Sally Giar.

Other Residents who signed in to speak:

Pat Giesa, Margaret Phillips, Lynn Romano, Janet Loomis, Reva and Bruce Berger.

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 August 10, 2016 Board meeting.

ON MOTION: Duly made by Connie Hillman, seconded by Sally Giar and unanimously carried

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report: Connie Hillman presented the August Treasurer's Report. See Attached.

ON MOTION: Duly made, seconded and unanimously carried

RESOLVE: To approve the report as submitted.

President's Report: None

Officer's Reports: None as all information will be covered under Committee Reports.

Committee Reports:

ARB Committee: 1471 Riverdale submitted an application to replace windows and the application is pending.

Pond Landscape and Pond Erosion Committee: Lynn reported that the committee is continuing research and fact finding at this time.

Document Committee: Connie Hillman reported that the document changes have been given to the attorney and should be back shortly.

Common Grounds Landscape Committee: Doug reported that he is still getting bids for the entrance. Doug continues to do research on what will be best plants for that area.

Paint Palette Selection Committee: Sally provided the following information: Total votes 72, option 1; 31 votes. Option 2 (gray) 41 votes. 37 houses will be painted this year. A letter will be sent to those homeowners requesting the color scheme of their choice.

Safety Committee: Arch reported that he has reported three street lights out. He just returned from vacation and will be working on this.

Renaming Committee: Discussion took place regarding changing the name of the Pond Landscape Committee to Pond Erosion Committee and the Landscape Committee will continue under Common

Grounds Landscape Committee. A motion was made, seconded and carried a 4 yay one nay (Arch Johnston) vote. Motion passed.

Old Business:

Pond Erosion project: None

New Business:

Pool Repairs and Maintenance: Sally received four proposals regarding pool resurfacing, and replacement of coping. A motion was made by Connie Hillman, seconded by Sally Giar and unanimously carried to hire The Pool Works to complete the contracted work not to exceed \$25,265.00.

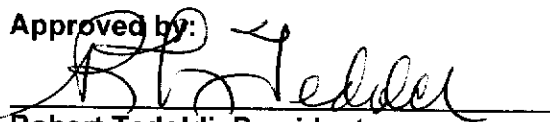
Next Board Meeting is scheduled for October 12, 2016 at the ELW Country Club at 6PM

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 6:59 p.m.

Submitted by:


Jaime L. Soderland, MBA, PCAM
Management and Associates

Approved by:


Robert Tedoldi, President
Cross Creek Homeowners Association, Inc.

Cross Creek HOA Treasurers Report
as of September 30, 2016

	<u>September</u>	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,345	\$354,705	\$ 657 Over
Opr Expense	\$37,668	\$333,624	\$20,423 Under
Rsv Expense	\$ 5,089		
Operating Balance	\$77,212		
Reserve Balance	\$252,576		
Loan Balance	\$220,464		
Delinquencies (1)	60 Days		
	90 Days		
	90+ Days	\$1,737 Lien	

Notes:

1. 2017 budget in progress