

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

**November 11, 2020**

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday October 14, 2020 – Virtual Zoom Meeting.

President Sally Giar called the meeting to order at 6:03 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 Ed Potter, seconded by Bobbie Spatora and carried unanimously to waive the reading of the meeting minutes from October 14, 2020 and approve as presented.

**1. President's Report**

**Pressure Washing** – Roofs and driveways scheduled to start Monday, November 16<sup>th</sup>. All Surface Pressure Cleaning is providing the work 727-543-3276.

Homeowners are responsible for pressure washing their own driveways, sidewalks and walk-ways. While roofs are cleaned at the time of house painting every 7 years, the homeowner is responsible for roof cleaning between paintings.

**Spa** – Installation of water leveler. The Spa is open for use; Rick is finishing the final details this week, still dealing with a jet problem.

**Annual Meeting** – The annual meeting is scheduled for Wednesday, December 9, 2020 at 5:30 PM via Zoom.

**2. Vice President's Report – N/A**

**3. Treasurer's Report:** Ed presented 2021 Budget and explained we are doing very well overall. The new HOA fee is \$440.00 per month, less that a 2% increase. We are still waiting to consolidate our two checking accounts.

**ON MOTION:** Duly made and carried unanimously.

**RESOLVE:** Approve 2021 Budget.

**East Lake Road** - Mark Hamilton spoke to the widening of East Lake Road due to heavy congestion. The population north of us has grown substantially and it sounds as if the first area of expansion will be a road improvement project at US 19 and Nebraska. An engineer would be hired to conduct a study, prepare a plan, and present for approval. It will probably be a couple of years before we see any construction in our area.

**4. ARB Report:** Rosetta approved 4 applications this month. 1451 Riverdale will be replacing their driveway with pavers, 4807 Pebble Brook will be replacing their driveway with pavers, 4747 Pebble Brook will be replacing their gutters on both sides of house and 4782 Pebble Brook will be replacing landscaping.

**5. Manager's Report:** Collection status report through October 31, 2020 totaling \$2398.77, pre-lien total \$105 and interest totaling \$397.14. Due to severe weather, Millennium will not service property until storm has passed. 14 violation letters were sent for dirty roofs, sidewalks and driveways. Checked with insurance agent and found that the association has never had an insurance valuation appraisal. HOA's are not required to have appraisals but most do to ensure the values are in line with what they are insuring.

**6. Old Business:** N/A

**7. Maintenance:** South pond fountain light replacement – Solitude attempted to repair lights on Friday but will need to return to replace entire light fixture. Tom Ruddy set fountains and lights to Daylight Saving time. Rick's Pool Service made repairs to the Spa with new equipment.

Tom questioned if we have insurance on our pumps and our fountains. Kim will look into this issue.

**8. New Business:**

**ON MOTION:** Duly made by Ed Potter, seconded by Mark Hamilton and carried unanimously.

**RESOLVE:** To close Centennial checking account and move entire balance into Service First checking account.

**ON MOTION:** Duly made by Sally Giar, seconded by Bobbie Spatora and carried unanimously.

**RESOLVE:** Approve six changes submitted in ARB Guidelines.

**Date, Place and Time of Next Meeting:** Wednesday December 9, 2020 at 6 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 6:53 pm, seconded and carried unanimously.

**Submitted by:**

**Approved by:**



**Kim Hayes, LCAM**  
Management and Associates



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