

**CROSS CREEK AT EAST LAKE WOODLANDS
HOMEOWNERS ASSOCIATION, INC.
NOTICE OF BOARD OF DIRECTORS MEETING**

Call to order: The meeting was called to order by attorney Tiffany Grant at 5:01 PM proof of notice was presented by PM and proxies were counted.

Calling of the roll: All board members were present a quorum was established Kim Hayes from Management & Associates was also present in acted as recording secretary. Also in attendance attorney Tiffany Grant.

Reading and disposal of unapproved minutes: December 15th, 2021. A motion was made to waive the reading of the minutes from the previous meeting by Kathleen Blackwell motion seconded by Sally Giar and carried unanimously.

Presidents Report: President stated the only order of business was to review of the tally of proxy submitted for the document revision deferring the meeting to attorney Tiffany Grant.

Treasurer's Report: Treasurer's report will be discussed in the regular board meeting directly following the document meeting.

ARB report: ARB report will be provided in the board meeting directly following the document meeting.

Manager's Report: Manager's report will be provided in the board meeting directly following the document meeting.

Maintenance: Maintenance report will be provided in the board meeting directly following the document meeting.

Old Business: Community vote on changes to the Documents. The membership voted 50 YES votes: 39 NO votes. Amendment to the Documents does not pass. Noted: there were a few owners who handed in duplicates only one vote counts per home.

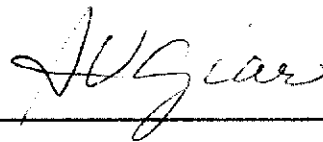
New Business: N/A

Date, Place and Time of Next Meeting: TBD

Adjournment: There being no for the business as a motion was made by Kathleen Blackwell and second by Bobbie Spotora to adjourn the meeting at 5:27 PM; motion carried unanimously.



Submitted by:
Kim Hayes, LCAM
Management and Associates



Approved by:
Sally Giar, President
Cross Creek Homeowners Association, Inc.

Cross Creek Homeowners Association Board of Directors Meeting

Wednesday, January 19, 2022, 6:00 PM Zoom

Call to order: The meeting was called to order by property manager Kim Hayes for Management & Associates at 6:03 PM.

Calling of the roll: All board members were present: Ed Potter, Sally Giar, Kathleen Blackwell, Mark Hamilton, Bobbie Spatora. Kim Hayes from Management & Associates was also present and acted as recording secretary.

Reading and disposal of unapproved minutes from December 15, 2021: A motion was made to waive the reading of the minutes from the previous meeting and approved as presented by Kathleen Blackwell and seconded by Sally Giar and carried unanimously.

President's Report: A lot of effort goes into maintaining the high standards of a community. Because of our high standards, we are considered the gem of Eastlake. These proposed documents were written to maintain our community and its high standards. The Board used the template of the original Documents, and the revisions were built on those original documents.

The residents need to make a statement on what type of community we want to live in. If we lower the standards of the community, we will never be able to regain the community that we have presently. The sole purpose of these revisions is strictly to protect all homeowners, as well as the value of each property. I think the residents in Cross Creek should be aware of the negative things that can happen if we don't comply with the Florida law to update and bring them into compliance with current state law.

Treasurer's Report: The balance in the operating account as of November 30, 2021, is \$82,270.46 which is approximately \$12464.76 more than was in last month's net balance of \$69805.70. Operating income for November, at \$39,419.32, is close to the average amount received per month. Monthly expenses for December are \$38,468.29, which are higher than the average for monthly expenses and \$951.03 less than the monthly income.

The end-of-year operating cash balance of \$82,270.46 is an increase of \$37,010.97 over the operating cash balance of \$45,259.69 recorded in December 2020. It is the result of the decision to set aside approximately \$1400 each month for operating contingency and the Board's sharp eye on expense savings throughout the year.

Reserve Account Expense Review: The reserve balance as of the end of December is \$375,685.26. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of \$53.23. There were no reserve expenses for the month of December.

The end-of-year reserve balance of \$375,685.26 represents a reserve fund growth of \$110,060.88 over last year's balance of \$265,624.38. This growth was mostly enabled by the community's contribution of \$171,150 against a reserve project expense allocation of \$72,499 less \$10,772 in savings.

Operating Account Variances: The headline news is that the community underspent in the operating accounts by approximately \$38,000. The major underspending was in the Irrigation Repairs (\$18,817), General Repair and Maintenance (\$3763) and the Operating Fund (\$17,193). The funds from these accounts were re-distributed and assisted in keeping the 2022 budget assessment the same as it was for 2021.

Projects Review: Operating Projects' costs for December increased by \$1396 for irrigation repairs during the month. The project is running under budget for the year (\$8183). Other operating-related projects were Upgrade Entrances and other plantings (\$4585), Sidewalk Cleaning and Repairs (\$7848) and Landscape Lighting and Repairs (\$2241). The total expenses for all operating projects are \$22,857.

The reserve projects expenses are \$61,727 which is \$10,772 under the amount allocated by the reserve fund study (\$72,499). Those projects include the Pool Fence (\$7145), Paving the North Section (\$40,678), Storm Drain Cleaning (\$3600), Clean and Seal Pool Pavers (\$2694) and Tree Management Program (\$7610).

ARB report: Rosetta Bowsky reported there were five architectural applications submitted for review and consideration; all five were approved. Approvals submitted from 1373 River Oaks Court, 1535 Wood Stream, two separate applications submitted 4789 pebble Brook, 1537 Riverdale.

Manager's Report: Manager's report included the collection status through December 31, 2021; totaling \$2578.85. Two late letters were sent out in accordance. There's currently one pre-lien charge of \$35 and interest on these accounts that are delinquent: totaling \$56.07. Also, pulled collection status report. Collection status report through January 19, 2022 totaled the excess of \$8073.63. The total maintenance fees were \$7982.53. There are two accounts ready to go into pre-lien status. Reports updated with Kari Lopez. Association amendment to the documents has consumed a great deal of time. I've been working diligently with the association's legal departments and Board of Directors. I have sent the re-inspection of the pond updated certificate to swift mud and processed the invoice paid to engineer, Bob Hugenschmidt.

New Business: N/A

Old Business: The final vote for the Document revisions: 50 Yes, 39 No. The revisions did not pass.



Submitted by:
Kim Hayes, LCAM
Management and Associates



Approved by:
Sally Giar, President
Cross Creek Homeowners Association, Inc.