

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 10, 2016

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on February 10, 2016 at the East Lake Woodlands Country Club, Oldsmar, Florida 34677.

The meeting was called to order at 6:00 P.M. by President Robert Tedoldi 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, Connie Hillman, Doug Brown, and Sally Giar. Arch Johnston was excused.

Other Residents Present:

There were residents present; however none of them signed in.

President's Opening Statements: President Tedoldi again reiterated that parliamentary procedures will be evoked at the Cross Creek meetings. Details of those procedures can be found on the website. President Tedoldi reminded owners that questions received at the meeting will be answered either after the meeting is adjourned or will be taken under advisement, researched and responded to either through the communique or at the next board meeting,

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the January 13, 2016 board meeting.

ON MOTION: Duly made by Connie Hillman, seconded by Doug Brown and unanimously carried

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report:

Cross Creek HOA as of January 31, 2016

Treasurers Report

<u>Financial Status</u>	<u>December</u>	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,449	\$39,449	\$110 over
Expenses	\$21,269	\$21,269	\$18,069 Under
Operating Balance		\$87,861	
Reserve Balance		\$239,487	
Loan Balance		\$256,455	
Delinquencies (3)	60 Days		
	90 Days	\$ 1,562	
	90+ Days	\$ 2,380(Lien)	

Issues:

1. Motion to move funds from Operating to Reserves
2. Phase I repaving – 3 bids = Miami Gutter Repair (1bid in, awaiting more).
3. Sidewalk Repairs

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

RESOLVED: To move money from the Operating to the Reserves as was intended according to how the bank loan payments are set up.

ON MOTION: Duly made by Connie Hillman, seconded by Doug Brown and unanimously carried

RESOLVED: to award phase I of the paving contract to Suncoast Paving, Inc, using "virgin" asphalt for \$62,634.00 and fix the Miami gutters prior to paving not to exceed \$8100.00.

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

RESOLVED: To approve repair/replacement of the sidewalks not to exceed \$6560.00

ON MOTION: Duly made by Connie Hillman, seconded by Doug Brown and unanimously carried

RESOLVED: To accept the Treasurer's Report as submitted.

Manager's Report was covered under the agenda.

President's Report: President Tedoldi reported on the eblast email address issue. The Board is asking that any eblasts regarding community information come from the Board of Directors.

Officer's Reports:None

Reva Berger was present to give report

Architectural Review Board Report

February 10, 2016

ARB Alteration Applications

Address	Type Alteration	Date Rec'd	Status	Date to M&A
4800 PB	replace ext lights	1/21/16	approved	1/31
4800 PB	remove dead plants and Add to existing			
1499 RD	Enclose lanai w Glass enclosure	1/25/16	approved	1/31
1400 WS	Enclose lanai w Acrylic	1/31/16	approved	2/8
1400 WS	add pavers outside lanai	2/7/16	approved	2/8
4726 PB	replace tile roof with shingle	2/7/16	approved	1/31
4729 PB	replace glass door panel Install storm door	1/22/16	approved	1/31

ARB Decision Letters to Homeowners.

As of January 31, 2016, ARB records show that Decision Letters had not been sent to homeowners for eight (8) ARB approvals. They are:

1473 Riverdale, Hoke; 4815 Edge Park, Russell; 1546 Riverdale, Davis; 1451 Riverdale, Hughs
1551 Riverdale, Prescott; 4741 Pebble Brook, Cameron; 1514 WS, Romano; 1418 WS, Smith

Pond Landscape Committee: Lynn Romano reported that her committee had submitted a final design that was within budget for the Board to consider and it was,

ON MOTION: Duly made by Connie Hillman, seconded by Sally Giar and unanimously carried
RESOLVED: To approve the final design for the planting agreement that was submitted by the committee not to exceed \$5500.00.

Old Business:

Trees: Tree work was to begin shortly.

Note will go out in the next communiqué to advise owners about Best Practices regarding the proper trimming for crape myrtles. The Association will no longer have the crape trims on a rotation. If owners want their crape trimmed they can contact Cutrite and it will be done at no extra charge.

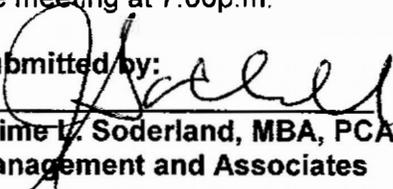
New Business

None

Next Board Meeting is scheduled for March 9, 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 7:00p.m.

Submitted by:


Jaime L. Soderland, MBA, PCAM
Management and Associates

Approved by:


Robert Tedoldi, President
Cross Creek Homeowners Association, Inc.

CROSS CREEK BOARD MEETING, 2/10/2016

OPENING STATEMENT FOLLOWING COMING TO ORDER

Responding to Board and Homeowner input, we will be enhancing member participation at future board meetings by changing the format.

For tonight we will ask members who want to speak on the agenda items to do so after the acceptance of the January meeting's minutes. Those that have signed up will have 3 minutes to comment on the agenda items they wish. The board then will have their input before discussing and voting on those items.

The 3 minutes will not be for questions and answers or the introduction of non-agenda items, but we will stay here after the meeting is adjourned if you have other things to discuss or question, and will research and respond either through our communique or at the next board meeting.

Beginning at next month's meeting we will have a new format as follows:

Members will continue to sign in with the secretary/manager in advance of the meeting call to order. The board will continue to post the agenda in advance of the meeting, but with more information about any motion that is to be brought before the directors. An owner wishing to render his or her opinion on an agenda item will be required to present the secretary/manager with their name and the agenda item before the meeting is called to order. When the agenda item is under discussion and after a motion had been made, seconded, and the directors have discussed the motion, then those members that have signed up with the secretary/manager will be allowed three minutes to address the motion. Once the members have spoken, the directors will be allowed a brief final discussion prior to voting.

Members will not be allowed to create new questions or subjects during the business of the meetings. Member's new questions and observations may be presented after the meeting has been adjourned. Under no circumstances will the board take any action to make and approve motions that are not agenda items.

If an owner has a question directed at a board member, the answer will be delayed until the board has a chance to review the situation and may publish the answer with attribution between or at the next meeting.

If an owner wants to address the board or has a problem that should be discussed, they will have to send a letter two weeks in advance of the meeting to allow time for the item to be researched for suitability for inclusion in the agenda or dealt with before the meeting.

We will try this process and if it works well, the board will make it official at a future board meeting.

PRESIDENT AND BOARD NOTES FROM 2/10/2126 MEETING

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Eblast email address problem

We apologize again for the exposure of the email list used to communicate with our members. The following email has been sent to one of our members concerning their wanting to use the list for their own purposes in communicating with the community.

"It is important that you know that the Cross Creek homeowners email blast list has been accumulated for the exclusive use of the board in communicating with our community. The complete address list is maintained by the Secretary and is only known by the President and the Secretary. The board members cannot use it for communication other than through the Secretary. When we compiled the list it was with the understanding that it would be used only for this purpose so as to protect the privacy of the email recipients.

We take great care to blind copy all recipients in our communications. Obviously, a mistake, a key stroke in the wrong address column, caused the list to be exposed. Our prompt notification was to assure that the list was not used in any way other than board to member communication.

You are the only recipient who has indicated that you will use the list for personal reasons, albeit with respect to community business as you see it. We believe that would be unfortunate on two levels.

First, if you use it and others join you, there will be no control of frequency or security. Second, since the board has pledged to protect the privacy of the email addresses, any unauthorized use of the list could constitute (in our opinion) an invasion of privacy.

The first level would create an atmosphere which would soon have all of our homeowners removing themselves from the list and negating what has been a fine communication tool. It would also create greater exposure to the chance that the list would get into the hands of commercial enterprises further exacerbating the misuse. The second level has the potential for privacy lawsuits and such.

Neither of these results is in the best interest of our community.

So, the board would ask you to not use the list, as Sally has requested, so as to protect the privacy of your fellow homeowners and assure the continued use of this system for efficient communication of community news, board information and emergency/opportunity alerts.

Thanks for your cooperation.

We have included this letter in the hopes that all in the community will know how we see the proper use of your email information. We will continue to safeguard it from non-authorized use.

Annual meeting subjects status

Basic Cable as a community benefit

Thomas Ruddy pointed out that many of our members may not have basic cable services from Bighthouse and therefore are subsidizing others with their dues. What can be done?

The board will do a survey of all of our members to see how they are getting cable and other services like phone, internet, etc. Once we have the information we, can formulate a plan of action.

Committee assignments

Pond Landscape committee is staffed, working and has entered into a contract with Aquatic Systems, Inc. to plant plants and flowers in our big pond to help preserve its embankments.

ARB is staffed, has proposed revised rules, and working at this time based under the current rules. The board needs a little more time to consider the revisions and get our lawyers comments. The reason for the latter is because in a dispute concerning the legality of the rules, they will have to defend the community.

Landscape Committee (common property) volunteers are Jeanne Fusaro, Bruce Berger, Jan Ward, Harry Nichols, Connie Hillman and Doug Brown. We will schedule a meeting for their organizational meeting.

Social committee volunteers are Ed Giancola and Tom Ruddy. We think we could use more folks here as it is a pretty big job to plan, schedule and staff these event. We will ask for more volunteers in our next communique. Sally Giar will organize the committee.

Welcome committee volunteers are Trish Landers, Marilyn Purdy, Carol Duffy, Sue Johnston and JoAnn McClanahan. Sally Giar has organized and met with the committee.

Document committee volunteers are Jeanne Fusaro, Jim Thompson, Chris Christensen, Wally Vazquez, Laurene Zieglar, Bruce Berger, Jan Ward and Bud Harris. Bob Tedoldi and Connie Hillman will schedule the first organizational meeting, outline the committees charge and election of the chair. Because of the importance of this committee, their meetings will be open all members, minutes kept and reported at the board meetings and the final product checked by our attorneys for compliance with state law before the board can call for a member vote.

We urge all the volunteers to consider how many committees they've volunteered for and make sure they will be able to make meetings and carry out the duties assigned.

Other

Ed Giancola mentioned problems with lights and circuit breakers. The entrance lights have been fixed and are in working order. We will be working with TECO to resolve issues with our street lamps. Please keep the board aware of any problems you see.

Sharon Smith asked about the roads.

The board will be awarding phase one of the road replacement based on bids received, subject to a max bid motion that was passed at the meeting. The work will require repair of our Miami drains before road work begins. Details will be forthcoming.

Bruce Berger wrote about tripping problems with our sidewalks. We are entertaining bids to get the repairs, including Miami drains repaired ASAP. Work is under way to ascertain the best way to warn our members of a hazard in between contracting for repairs. It will be some kind of bright safety paint that will tell us of a danger area. **In the meantime please be sure watch your step as you walk in our community.**