

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

**April 17, 2012**

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on April 17, 2012 at the office of Management & Associates, 720 Brooker Creek Blvd., Suite 206 Oldsmar, Florida 34677.

The meeting was called to order at 4:30 P.M. by Janet Loomis who acted as chairperson of the meeting. Jaime L. Soderland acted as recording secretary.

The roll was called and the following directors were present: Janet Loomis, Marie Everleth, Stuart Lenett and Joe McMurtry.

Resident Participation: Bruce Berger and Mr. Pazzini. Also present was Dennis Hallenkamp with Cutrite Lawn and Landscape.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the February 9, 2012 Board of Directors meeting: Note there was no meeting in March

**ON MOTION:** Duly made by Stuart Lenett, seconded by Joe McMurtry and carried unanimously.

**RESOLVE:** To approve the February 9, 2012 Board meeting minutes as submitted.

**The next order of business was the Treasurer's report:** The Treasurer reported that this month Cross Creek was working over budget however, this monies will work itself out as we spent more in the beginning of the year than we will in the next few months and this should "wash" at that time.

The Treasurer then discussed the payment of the wells and it was,

**ON MOTION:** Duly made by Joe McMurtry, seconded by Marie Everleth and carried unanimously

**RESOLVE:** To transfer 10,848.00 from the wells line item to the Operating Checking account and 20,000 from deferred maintenance to wells.

The Treasurer also discussed policy and it was,

**ON MOTION:** Duly made by Stuart Lenett, seconded by Marie Everleth and carried unanimously

**RESOLVE:** The policy shall state any project that will result in a cost of \$1000.00 or more must be approved in advance by two board members.

Mr. Pazinni was in attendance and there was discussion about the tank for the well being placed on his property. Dennis Hallenkamp agreed to move the tank to the outside of his property.

**The next order of business was the Managers Report:** Report is attached.

**President's Report:** None

**Officers Reports:** None

**Committee Reports:** The board reviewed the draft. No changes, additions or corrections

**Old Business:**

- Wells: The wells are completed and Manager Soderland has been instructed to terminate ELW water. The testing is in its last phase. There is a faint odor of sulfate; however, the board will monitor this and make a decision in the future if indeed they will need to try and reduce the odor chemically.
- Document update committee – Tabled.

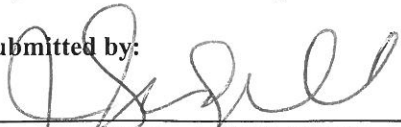
**New Business:**

- None


**Date, time and place of the next meeting:** The next meeting will be May 16, 2012. beginning at 4:30 at the office of Management & Associates.

**Adjournment:** There being no other business to come before the Board, the Chair adjourned the meeting at 6:20 PM.

**Submitted by:**

  
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Jaime L. Soderland, AMS, CMCA  
Management and Associates

**Approved by:**

  
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Janet Loomis, President  
Cross Creek Homeowners Association, Inc.