

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

**May 11, 2016**

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on May 11, 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, Arch Johnston and Sally Giar.

Other Residents Present:

Jeanie Fusaro, Reva Berger, Jill and John Young, Rosetta Bowsky.

President's Opening Statements: President Tedoldi again reiterated that parliamentary procedures will be evoked at the Cross Creek meetings.

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

**ON MOTION:** Duly made by Arch Johnston, seconded by Doug Brown and unanimously carried

**RESOLVE:** To approve the meeting minutes as submitted.

**Cross Creek HOA as of April 30, 2016**  
**Treasurers Report**

	<u>April</u>	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,397	\$157,748	\$394 Over
Expenses	\$30,148	\$132,788	\$24,566 Under
Operating Balance	\$65,721		
Reserve Balance	\$292,408		
Loan Balance	\$243,065		
Pond Expenses	Total to Date	\$350,743	
	Projected Total Cost	\$374,000	
Delinquencies (1)	60 Days		
	90 Days	\$871	
	90+ Days		

Issues:

None

Manager's Report was covered under the agenda.

President's Report: President Tedoldi reported that there was plenty going on in Cross Creek. He will getting information out using the communique; however, the following were hot topics: Trucks in driveways, Painting the homes using additional colors, and the ARB guidelines.

Officer's Reports: None

Reva Berger was present to give Architectural Review Board Report

Architectural Review Board Report May 2016

### ARB Alteration Applications

<u>Address - Owner</u>	<u>Date Rec'd</u>	<u>Type of Alteration</u>	<u>Appr/Dec</u>
• 1400 WS	4/1	Extend Pavers behind lanai	approved
4870 PB	4/27	Install landscaping front and rear	approved
• 1519 WS	4/27	Enclose lanai w acrylic & glass	approved

ARB Decision Letters to Homeowners: None

### ARB Guidelines

The Board of Directors modified and restructured the guidelines. On May 1 the Board sent the guidelines to the lawyers for assessment.

### Alteration Application Form

ARB had several inquiries regarding.

### Committee Reports:

**Pond Landscape Committee:** Lynn Romano reported that planting has been postponed due to high herbicide levels.

**Document Committee:** Chris reported that this is a work in progress; however, they are making significant progress and will keep us updated.

**Common Grounds Landscape Committee:** Doug reported that he has had 2 meetings so far. Both meetings have been poorly attended. The landscape committee will be doing the landscape in two phases. Phase I will be the basic maintenance and replacement. Phase II will be to redesign the Woodstream entrance. Work on Pebblebrook's entrance will be discussed during next fiscal budget. Doug will be meeting (tentatively) on June 2, 2016 with Doris Heitzman with Pinellas County Ext. She will be recommending plantings using the Florida Friendly guidelines of "right plant in the right place". Next committee meeting will be Saturday the 14<sup>th</sup> at the pool at 10AM.

### Old Business:

**Update Trees:** Doug reported that the board needed to consider going over budget on the trees to include the removal of three dead trees, removal of one tree that is causing sidewalk issues an also cleaning up the pine trees. The tree work should start the first week of June.

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

**RESOLVED:** To accept the increase of \$890.00 to the original price of \$9000.00 for the tree work to be completed by O'neils Tree Service

### Neighborhood Watch Signs/Installation:

The installation of signs was discussed and it was,

**ON MOTION:** Duly made by Arch Johnston, seconded by Sally Giar and unanimously carried  
**RESOLVED:** To not install neighborhood watch signs in the community.

**New Business**

**Consider change in color pallet for our homes:** Discussion took place and a survey will be sent to see if this is something that the association wants to consider.

**Safety and Standards Committee:** After discussion

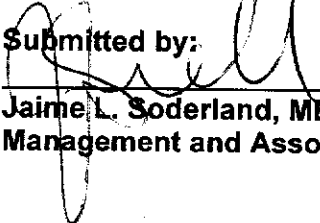
**ON MOTION:** Duly made by Robert Tedoldi, seconded by Connie Hillman and unanimously carried


**RESOLVED:** To appoint a safety committee. Connie Hillman and Doug Brown will put the guidelines together on how this committee will operate. Their function is to mark areas that may pose a risk to the association.

**Discussion about the way we will pay our fair share cost of fixing the drainage problems in ELW.** Discussion took place and this will be tabled until there is more information given to Cross Creek from ELWCA.

Next Board Meeting is scheduled for June 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 7:08p.m.

Submitted by:   
Jaime L. Soderland, MBA, PCAM  
Management and Associates

Approved by:   
Robert Tedoldi, President  
Cross Creek Homeowners Association, Inc.