

Cross Creek Homeowners Association Board of Directors Meeting Wednesday, May 26, 2021 5:00 PM zoom meeting

Guest speaker Aaron and David from A-1 recovery introduction discussion about the company and the current tow policy implemented in the association.

Call to order... The meeting was called to order at 5:03 PM via zoom.

Calling of the roll: Board members present were Sally Giar, Ed Potter, Bobbie Spatora, Kathleen Blackwell, absent Mark Hamilton, a quorum was established. Kim Hayes of Management and Associates was also present and acted as recording secretary. Guest speakers Aaron and David from A-1 Towing and Recovery.

Reading and disposal of unapproved minutes: April 21, 2021 board meeting minutes - a **motion** was made by Ed Potter to waive the reading of the minutes and approve as presented, **motion** second by Kathleen Blackwell and carried unanimously.

Presidents Report:

Sally Giar - Due to a number of recent ongoing incidents with overnight parking, including a confrontation between a resident and East Lake Security, our Board decided that it was time to enforce the ban against overnight street parking as many other communities have been doing for many years.

Unfortunately, a resident's vehicle was towed in error. This mistake did not happen because the Board undertook a process to enforce a long-standing prohibition against overnight parking in the street. It happened because A-1 Towing made a mistake in implementing the ban during the week beginning with Sunday May 16th through Sunday May 23rd.

Overnight street parking is banned within the Covenants and Deed Restrictions (Section 2.02) and therefore cannot be removed by the Board, and the Board is mandated to enforce the Association's governing documents under the By-Laws (article 4.4K).

Comments like "There has never been a tow policy before and there's no need of a tow policy" are not valid statements. The community is often not aware of incidents that happen because we (the Board) choose not to point out a resident that is in violation of our rules and regulations. In many cases speaking with a resident brings resolution to violation issues, but when residents ignore violation letters or when security reaches out to me personally to report a face-to-face incident with a resident specifically relating to overnight street parking, then enforcement of the policy becomes necessary.

Treasurers Report:

Ed Potter reported the balance in the operating account as of April 30, 2021 is \$71,098.08 which is approximately \$4200 less than was in last month's budget. Income in April, at \$39453.39 was close to the

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Treasurers Report:

Ed Potter reported the balance in the operating account as of April 30, 2021 is \$71,098.08 which is approximately \$4200 less than was in last month's budget. Income in April, at \$39453.39 was close to the

average amount received per month. Expenses, at \$33340.90 were close to average monthly expenses and about \$2300 higher than last month's low expenses. Checks issued in late March but not paid until early April made up the rest of the difference in the monthly checking account balances.

The reserve balance as of the end of April is \$316,572.22. The growth in the Reserve balance is the result of the \$14,265. Monthly transfer to the Reserves plus some miscellaneous interest of about \$35.

There continues to be a budgeting discrepancy with the refuse removal account that is evidenced by a monthly variance of \$58.58 and will result in a cumulative end of year variance of \$176.94. The reason for this variance is that Pinellas County authorized the refuse removal companies to increase their rates after the budget was finalized. It was their first increase in a number of years.

There were no activities on the reserve projects during the month of April. I added an additional column to the Project Report which allows for the monitoring of the project costs versus their allocation for reserve projects. I'm happy to report that the Storm Sewer Cleaning project finished \$1400 under its allocation and the Pool Paver cleaning and repair project finished \$71.24 under its allocation.

ARB Report:

Rosetta Bowsky reported they were nine applications that were submitted and approved - 1537 Riverdale, 1373 River Oaks Court, 4806 Pebble Brook, 1454 Woodstream, 1442 Woodstream, 1546 Riverdale, 4747 Pebble Brook, 1451 Riverdale, 4782 Pebble Brook.

Managers' Report:

Kim Hayes reported collection status report through April 30, 2021 totaling \$2061.41 interest \$12.97 one late letter sent out accordingly. Suncoast paving the completion of the road paving project was completed. Revised fence quote submitted to the board for review and consideration 4-foot fence as opposed to a 6-foot fence around pool area. Manager has introduced Anthony from Great Florida insurance new insurance agent for association introduced providing updated proposal explaining detail coverages. O'Neill's tree service proposal provided to the board for review and consideration updates to tree maintenance program. The manager stated if residents have issues or concerns, they should be directed to the property manager and not Board member private emails or phone.

Maintenance Report:

Tom Ruddy reported the Maple tree on common ground appears dead - we should remove it - (SPD) surge protection device installed at pool by Ricks Pool - work initiated by Mark Hamilton for insurance authorized by Sally - Both fountains have SPD in controllers - Per Accurate Drilling well pumps have internal SPD but recommended installing them before equipment - Tardif to install - work to be done at Pebble Brook entrance wall - installation of 2 outlets on pedestals for Christmas wreaths - replace or add photo cells where needed - replace 2 broken low voltage led lights - add SPD at both wells - small fountain needed work, fountain looks clogged - it's working now - light bulb replaced at Woodstream entrance pedestal

Old Business:

Tow policy – discussion and introduction of company, explanation of recent tow removal, Q&A addressed. Overnight street parking is banned within the Covenants and Deed Restrictions (Section 2.2.B) and therefore cannot be removed by the Board and the Board is mandated to enforce the Association’s governing documents under the By-Laws (Article 4.4.K).

Pool fence - two proposals were submitted to the board for review and consideration the board chose to go with the 4 foot fence instead of 6 foot around the pool area West Coast Fence Corp.\$6930 Bay Area Fence Factory \$13,124 - comparing apples to apples, the board decided, a **motion** was made by Sally Giar and second by Ed Potter to approve the proposal from West Coast Fence for \$6930 plus permitting fees, **motion** carried unanimously - President Giar will sign proposal - manager will contact the vendor to secure a date for the fence project.

Street paving -The street paving project has been completed by Suncoast Paving. THE FINAL ASPHALT TICKET FROM TUESDAY SHOWING THE TOTAL TONNAGE USED WAS 249.33

- Milling & Clean up: \$11,775.00
- 4,310 SY of 1" S-3 paving @ \$6.12 per SY \$26,377.20
- 248 tons of 25% RAP surcharge @ \$9.54 \$2,365.92
- 4 RPM’s at hydrants @ \$40.00 each \$160.00
- 1.33 additional tons: No Charge
- Total: \$40,678.1

Insurance agent change - The board was unhappy with the untimely manner of receiving the insurance renewal packet only four days prior to the due date with little to no time to review and after several attempts each year of acquiring the renewal packet within the requested thirty (30) days from All lines Insurance Group, the board had requested another agency to quote the associations coverages accordingly. The board had discussion and Q&A meetings to ensure adequate coverages were placed and following the reserve study, the board all decided to go with new agent which provided the best form of understanding and communication, fully explaining the coverages and what they applied to providing recommendations and guiding the board to what suits the association best. Anthony LoSchiavo owner of Great Florida Insurance 2752 66th Street N St. Petersburg, FL 33710 Office 727.343.8899, Fax 727.343.8895. A motion was made by President Sally Giar and seconded by Ed Potter to move to the new agent, motion carried unanimously. Manger to follow up with documents for president to electronically sign and payment options will be presented to the board for review and consideration.

New Business: None

Date, place and time of next Meeting: The next meeting will take place on June 23,2021 via Zoom at 5:00 PM

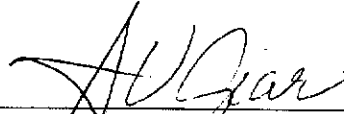
Adjournment: There be no further business a **motion** was made by Sally Giar and second by Ed Potter to adjourn the meeting at 6:28 PM - **motion** carried unanimously.

Submitted by:



Kim Hayes, LCAM
Management and Associates

Approved by:



Sally Giar, President
Cross Creek Homeowner's Assn., Inc.