

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

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

The meeting was called to order at 6:00 P.M. by Jaime L. Soderland 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 (via speaker phone), Connie Hillman, Arch Johnston and Sally Giar. Doug Brown was absent.

Other Residents who signed in to speak:

Jeanie Fusaro, Reva Berger, Lynn Romano, Rosetta Bowsky, Janet Loomis.

President's Opening Statements: None.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the July 13<sup>th</sup>, 2016. Board meeting.

**ON MOTION:** Duly made by Connie Hillman, seconded by Arch Johnston and unanimously carried

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

**Treasurer's Report:** Connie Hillman presented the July Treasurer's Report. See Attached.

**ON MOTION:** Duly made, seconded and unanimously carried

**RESOLVE:** To approve the report as submitted.

**President's Report:** President Tedoldi mentioned that it was encouraging to see the board and committees working together for the community.

**Officer's Reports:** Sally met with Challenger Pools to discuss the issue with the coping cracking on the pool deck. She will be obtaining estimates for repairs and requested vendor names to contact.

**Committee Reports:**

**ARB Committee:** No July applications. New ARB form was submitted to the board for approval.

**ON MOTION:** Duly made by Arch Johnston, seconded by Connie Hillman and unanimously carried.

**RESOLVE:** To accept the new form and upload to the website for homeowners.

Reva requested the board approve the upload of a link to the Pasco County Permitting requirements website for homeowners on the website.

**ON MOTION:** Duly made by Arch Johnston, seconded by Connie Hillman and unanimously carried.

**RESOLVE:** To upload the link to the homeowner website.

The new ARB Standards have been approved by the attorneys and board members. These standards are ready to be distributed to homeowners and placed on the community website.

**ON MOTION:** Duly made, seconded and unanimously carried.

**RESOLVE:** To publish and distribute the new ARB Standards.

**Pond Landscape and Pond Erosion Committee:** Lynn reported that the committee is continuing research and fact finding at this time.

**Document Committee:** Connie Hillman reported that the document changes have been given to the board for review and comments and should be sent to the attorney next week for review.

**Common Grounds Landscape Committee:** Connie Hillman reported that Doug will be setting up a meeting to begin developing a new landscape design for the Woodstream Entrance.

**Paint Palette Selection Committee:** See attached. Sally proposed a plan to paint two new color scheme samples on the pool clubhouse wall for homeowners to view. Homeowners who want to add another color scheme will be able to choose option #1 or #2. The option with most votes will be the new color scheme of choice. For those homeowners who wish to keep the current paint colors, please vote for option #1 or #2 so that the whole community will have a voice in the additional color scheme to be added.

This was discussed by the board and it was,

**ON MOTION:** Duly made by Connie Hillman, seconded by Arch Johnston and unanimously carried.

**RESOLVE:** To accept the proposed plan as noted.

The issue of not painting the soffit to avoid the vents becoming clogged was discussed and it was,

**ON MOTION:** Duly made by Arch Johnston, seconded by Sally Giar and unanimously carried.

**RESOLVE:** Soffit will not be painted to avoid clogging of the vents. Daily Group will be asked to only pressure clean the soffits.

**Safety Committee:** Arch reported that the committee will be compiling a list of street light pole numbers and location to make reporting outages easier. He stated he would like to have 3 volunteers for this project.

**Old Business:**

**Paving:** L.R.E. bid to repair Miami gutter damage was presented for board approval and discussed. It was,

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

**RESOLVE:** L.R.E. Ground Services bid of \$1,800 was accepted for Miami gutter repairs.

**New Business:**


**Trash/Recycling Collection:** Due to the fact that Pinellas County does not separate trash from recyclables which is where County Sanitation, our trash collector, takes our trash, no change will be made to the existing collection plan.

**Posting of Committee Meeting Minutes:** Committee reports submitted in writing will be included as part of the minutes with the notation on the minutes as "See Attached" and posted on the website.

Next Board Meeting is scheduled for September 14, 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 6:59 p.m.

**Submitted by:**

  
Jaime L. Soderland, MBA, PCAM  
Management and Associates

**Approved by:**

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Robert Tedoldi, President  
Cross Creek Homeowners Association, Inc.

Cross Creek HOA Treasurers Report  
as of August 31, 2016

	August	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,374	\$315,359	\$ 661 Over
Opr Expense	\$42,888	\$294,114	\$20,595 Under
Rsv Expense	\$0		
 Operating Balance	 \$72,374		
Reserve Balance	\$250,221		
Loan Balance	\$225,002		
Pond Expenses	Total to Date	\$353,738	
Delinquencies (1)	60 Days		
	90 Days	\$	
	90+ Days	\$1,737	Lien

*\$100.0 will go out this year for painting, roof cleaning, sidewalks*

Notes:

1. CD was renewed on 7/20/2016
2. Beginning work on 5017 budget
3. Sidewalks will be cleaned in fall after roofs