

Cross Creek homeowner Association Board of Directors meeting  
Wednesday, August 25, 2021 at 5:00 PM zoom

**Call to order:** The meeting was called to order by property manager Kim Hayes at 5:04 PM.

**Calling of the roll:** All board members were present and a quorum was established. Kim Hayes from Management and Associates was also present and acted as recording secretary.

**Reading and disposal of unapproved minutes from June 23, 2021:** Kathleen Blackwell and Ed Potter stated corrections to the June minutes. Corrections will be sent to the property manager and approved as presented. A motion was made by Kathleen Blackwell and seconded by Ed Potter to waive the reading of the minutes and approve as presented with corrections. Motion carried unanimously.

**Presidents Report:** President Sally Giar discussed O'Neil's Tree Service tree maintenance program, and the recent completion of the fence around the community pool. The Board has reviewed new decorative posts for the towing signs that are aesthetically pleasing within the community. A proposal was submitted to the board by property manager from Creative Mailbox and Sign. The proposed amount of \$1,311.17 is for two sign posts that match those in our community. Installation is included, location to be decided. The board has agreed to move forward with the decorative posts. President will sign the proposal and send it to manager to follow up accordingly.

**Treasurers Report:** Ed Potter's report: The balance in the operating account as of July 2021 is \$81,294.36 which includes \$12,333 accrued for payment of the July monthly invoice from Millennium. The net balance of \$68,961.36 is approximately \$2627.57 more than was in last month's reported balance. Operating income for July, at \$39,418.36 is close to the average amount received per month. Monthly expenses for July are \$33,908.73, slightly lower than the average for monthly expenses.

The reserve balance as of the end of April is \$313,374.79. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of about \$138.19. There were no reserve expenses for the month of July.

The budgeting discrepancy with the refuse removal account is going to result in a cumulative end of year variance of \$707.76. This is due to the unexpected rate increase passed by Pinellas County after the budget was finalized.

There were two changes to the Operating Projects Reporting. Ed added the landscape lighting as a separate project line, and combined sidewalk cleaning and sidewalk repairs into one project line. The latter was done in anticipation of breaking sidewalk expenses into a separate budget account for 2022.

Ed requested permission to charge the Reserve account for O'Neil's invoice totaling \$4410.00 for removing three of the worst trees listed on the tree plan, debris removal, stump grinding, mulch hauling from grinding, and replacement tree installation. Permission was granted by the Board.

**ARB Report:** Rosetta Bowsky reported there is only one application that was submitted to the committee for review and it is approved at 1430 Woodstream Drive for roof replacement.

**Manager's report:** Currently there are 14 violations that are open stemming from dirty driveway roof sidewalk, boat in driveway, truck blocking sidewalk sticking out in the street, debris removal. Manager provided the board with the 2022 rough draft proposed budget for review and consideration. Delinquent status report through Collection status report through August 25, 2021 totaling \$1608.39. No accounts more than 30 days past due. The new pool fence has recently been completed. Association documents were sent to the attorney for review. The revised proposed amended and restated declaration will now be discussed with the attorney via zoom and will be put out to the membership for consideration to amendments.

**Maintenance:** Tom discussed the new fence that was recently put around the pool. The following repairs were made; new spa bubbler switch installed, broken water pipe fixed by plumber, replace shut off valve, Millennium reran cut irrigation lines, locksmith installed lock, Tom Ruddy repaired the gate rod stop and rehung the pool signs. Rick's pool service rehung the safety poles. Tardif Electric repaired the lights at the entrances, total cost \$865.00, Invoice 91207. re Street problem on River Oaks due to tree roots. Vendor will review.

**Old business – N/A**

**New business:** President Sally Giar discussed refreshing the landscape around the new pool fence. The board will consider Pine needles as alternate ground covering.

The Board authorized decorative post tow signs to be installed within the community.

Budget planning preliminaries: Treasurer Ed Potter discussed the first draft submitted to the board for review and consideration for the 2022 budget, speaking to the budget and finance committee which includes Rich Vitraelli, Parker Stafford, Mark Hamilton, and Ed Potter. The committee will review the budget and the cost factors which impact the increase pertaining to services three large cost factors landscaping, ELW, Spectrum cable.

New contract from Millennium Landscaping increase approximately 10%, ELW proposed increase approximately 10%, budget workshop day to be decided via zoom.

Ed Potter discussed the reserves and the reserve study program reflecting Painting. There is a 2% increase to the paint contact. There is a shortfall which will need to be addressed, mulch cost and erosion control for the south pond. Discussion items the committee will review accordingly.

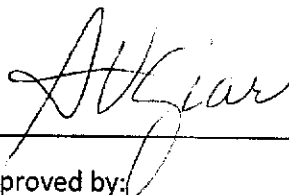
**Adjournment:** Kathleen Blackwell stated she is not able to make the next regular scheduled board of directors meeting which takes place the third Wednesday of the month and asked if the board would consider changing the next meeting to be held on September 29, 2021 at 5 PM zoom the board has agreed to change the September meeting.

There being no for the business a motion was made by Kathleen Blackwell second by Sally Giar to adjourn the meeting at 6:09 PM motion carried unanimously.



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Submitted by:  
Kim Hayes, LCAM  
Management and Associates



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Approved by:  
Sally Giar, President  
Cross Creek Homeowners Association, Inc.