

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MINUTES 9.24.18

Call to Order: Meeting was called to order at 6 PM by Reva Berger, President.

Roll Call: Reva Berger, Thomas Ruddy, Nic Foster, George Fusaro and Bobbie Spatora were all present. Also in attendance was Nancy Lucas, LCAM and Jamie Ballard from Management and Associates.

Approval of minutes from 8.20.18: Nic Foster made a motion, seconded by George Fusaro to approve the minutes from the Board meeting held on August 20, 2018 as written and submitted. All in favor, motion passed unanimously.

President's Report: Reva discussed the painting project that is starting the beginning of October. Twenty houses will be painted on this cycle. By The Daly Group. Cool Breeze will be cleaning the roofs prior to painting. Cool Breeze will also be cleaning all of the sidewalks in the community. Owners can call Cool Breeze to have their driveways cleaned at the homeowner's expense.

Treasurer's Report: Nik Foster gave the treasurer's report.

Committee Reports:

ARB Committee: There was one approval for 1534 Riverdale Drive to replace the tile roof with shingles.

Common Grounds Committee: No report.

Safety/Maintenance: Tom Ruddy reported that an outlet was replaced at the pool and in the restroom. Sidewalks are in the process of being cleaned. Please be careful when walking on them.

Pool Committee: George Fusaro reported that that the spa is still leaking. The problem with the spa is the jets. Jets have been plugged off. May need to replace valve or may have to dig up the pipes to repair. The spa is closed until further notice.

Welcome Committee: Sally reported that there is 1 new homeowners in the community. Please welcome the new owners at 4819 Pebblebrook drive.

Social Committee: Tom Ruddy reminded owners that the Labor Day cookout will be Sunday, September 30th at 1 PM. Hot dogs and hamburgers will be provided.

Old Business: None

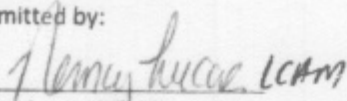
New Business: Vote on Landscape Proposals: Tom read report regarding the Statement of Work (SOW) that was sent to nine contractors. An addendum was sent to all vendors regarding the palm trees. Three bids were rejected. Five bids were received. Current contract ends in January 2019 with Cut-Rite. The proposal that was provided by Land Crafters is a two year contract with the same services. This is an 11.1% decrease of the current contract. The Board by a majority vote believes that Land Crafters is the right choice for the community at this time.

Tom Ruddy made a motion, seconded by Nic Foster to approve the contract from Land Crafters for the lawn maintenance. Four Board Members in favor, one opposed. Motion passed by majority.

Next Meeting: The next meeting TBD.

Adjournment: Nic Foster made a motion, seconded by Tom Ruddy to adjourn the meeting at 6:45 PM. All in Favor, motion passed unanimously.

Submitted by:


Nancy Lucas, LCAM

Approved by:


Reva Berger

**Cross Creek HOA Treasurers Report
As of September 30, 2018**

	<u>September</u>	<u>YTD</u>	<u>Versus Budget</u>
Operating Revenue	\$38,187	\$343,949	\$396 under budget
Reserve Revenue	\$10,065	\$90,585	0
Operating Expense	\$33,196	\$308,693	Under \$35,255
Reserve Expense	\$0.00		
Operating Balance	\$58,712		+ \$9,530 prev
Reserve Balance	\$195,781		+ \$10,126 prev
Loan Balance	\$106,794**		
Delinquencies	90+	\$0	
Operating Acct	\$56,912	As of 09/25/18	
Reserve Acct	\$93,837	As of 09/25/18	
CD	\$101,943		
Total	\$252,692		

**2017 Loan Payments Budgeted: \$63,174.00; 43.15/hm/mo

**One-time assessment: approx. \$875.36