

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 21, 2019

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Monday January 21, 2019 at 6 P.M. T Management & Associates, 720 Brooker Creek Blvd. Suite 206, Oldsmar, FL 34677.

Reva Berger, President of the Board, called the meeting to order at 6:01 P.M. and a quorum was established. Reva Berger, Sally Giar, Nicholas Foster, Bobbie Spatora and Thomas Ruddy were present. Kim Hayes, Property Manager served as recording secretary.

Disposal of any unapproved minutes: A motion was made to waive the reading of the meeting minutes from December 17, 2018 and approve as presented, motion was carried unanimously. A motion was made by Tom and seconded by Reva to approve the organizational meeting minutes from December 17, 2019. Motion carried unanimously.

President's Report: The President discussed reviewing the amendments and association documents.

The President deferred report provided by Tom. Vice-President explained that a recent walk through of the community was conducted with Landcrafters, the new landscape company. Jennifer will be the point of contact, Manager Kaylee will be the maintenance supervisor and Matt will be the head of irrigation. Also, discussed during the walk through in detail is that Matt will contact each owner to inspect their irrigation, and also discussed was scheduled services for mowing, trees and trimming of the crepe myrtles. New service will start on February 6, 2019, Cut-Rites last date of service is January 31, 2019.

Tom also reported that the pool spa repairs would be completed this week. A repair is needed for the fence at the pool as an animal chewed a hole through the fence and a hole in the lamppost at the pool will be patched using fiberglass. Proposals have been obtained from Todd Electric to convert the lighting around the pool to LED. Fence slats around the pond need to be replaced and a proposal was sent to the board for consideration from the Fence Factory. No further action at this time, Tom will find a better price.

Treasurer's Report: A detailed report was provided.

Manager's Report: Manager Kim Hayes discussed the collection status report through January 21, 2019. Current month maintenance fees totaled \$1975.00. There are no delinquencies, liens or foreclosures at this time. December routine pool cleaning maintenance was \$321.00. The new board certification information was sent to the board for compliance, the first meeting January 25, 2019 at attorney Cianfrones office.

Work orders created with Kari Lopez and documented accordingly. Maintenance log sent to board for review. Tardiff Electric proposal submitted to board for review and consideration. The monthly pool service schedule is Monday, Wednesday and Friday.

ARB Report: approved 4819 Pebble Brook, 4735 Pebble Brook, 4759 Pebble Brook and 1454 Woodstream.


Old Business: Pool and Spa update, Tom and Kim have been working with Monkey Rocks and service will be completed this week.

New Business: A motion was made by Reva and seconded by Nick to approve M&A to do the tax returns and file association documents accordingly. Motion carried unanimously.

The next board meeting will be held on Monday, February 18, 2019 at 5:30 PM at Management & Associates, 720 Brooker Creek Blvd. Suite 206, Oldsmar, FL 34677.

Adjournment: A motion was made to adjourn the meeting at 6:50pm and motion carried unanimously.

Submitted by:



Kim Hayes, LCAM
Management and Associates

Approved by:



Reva Berger, President
Cross Creek Homeowners Association, Inc.