

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 22, 2020**

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Wednesday January 22, 2020 at Management & Associates, 720 Brooker Creek Blvd., Suite 206, Oldsmar, Florida.

Sally Giar, President of the Board, called the meeting to order at 6:00 pm and a quorum was established, Sally Giar, Ed Potter, Kathleen Blackwell and Bobbie Spotora were present. Kim Hayes from Management & Associates served as recording secretary.

Disposal of any unapproved minutes: A motion was made and seconded to waive the reading of the meeting minutes from January 10, 2020 and approve as presented, motion was carried unanimously.

**President's Report:** See Attached

**Vice President's Report –** N/A

**Treasurer's Report:** See Attached.

**ARB Report:** Rosetta Bowsky reported one application submitted and approved.

**Manager's Report:** Collection status report through 1-22-20 totaling \$5449.46, maintenance fees total \$5385.30, one pre-lien charge of \$35.00 and interest charges of \$29.16. Late letters mailed and two properties are ready for pre-lien status. A walkthrough with new landscape vendor Millennium was completed and Landcrafters was contacted to return all keys for pond and pool gate. Daily Group completed wall project and final invoice submitted to board for review. Spot lights and pool lights currently addressed by Ricks Pool Service. Pool heater fan grill rusted out and replaced by McRae Heating & Cooling for a cost of \$220.00. Post removed in pool area and hole filled in by Hayes Contracting for \$75.00. All new street and stop signs in community replaced by Foresight Mailbox & Sign Co. for a total investment of \$6295.42. Reserve study proposals submitted to board for review as requested from Reserve Advisers and FPAT.

**Old Business:** Daily Group has completed wall paint project and all 22 homes. Street signs installed, project completed. Millennium walk-through completed with Manager and Board Members on January 21, 2020. Maintenance issues currently being addressed by Tom Ruddy and Tom Giar.

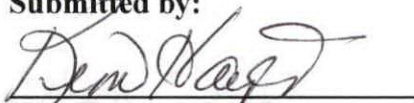
**New Business:** A. Reserve Study - Two proposals being reviewed by board. Mark discussed the need for a reserve study to establish a replacement cost update.

- B. Pond Grass Remediation – Board currently reviewing with Millennium.
- C. Drainage pipe failure from large pond – Board currently reviewing with Millennium.

**Date, Place and Time of Next Meeting:** The next board meeting will be held Wednesday February 26, 2020 at 6:00 pm at the office of Management & Associates.

**Adjournment:** There being no further business to come before the board a motion was made to adjourn the meeting at 6:57 pm, seconded and carried unanimously.

**Submitted by:**



**Kim Hayes, LCAM**  
**Management and Associates**

**Approved by:**



**Sally Giar, President**  
**Cross Creek Homeowners Association, Inc.**