

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 12, 2016

APPROVED MINUTES

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on October 12, 2016 at the East Lake Woodlands Country Club, Oldsmar, Florida 34677.

The meeting was called to order at 6:00 P.M. by Robert Tedoldi 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, Connie Hillman, Arch Johnston, Doug Brown and Sally Giar.

Other Residents who signed in to speak:

Nick Foster, Judy Foster, Lynn Romano, and Rosetta Bowsky.

President's Opening Statements: President Tedoldi discussed the new set up for the board meetings. He felt the new seating arrangement will enable owners to hear better. He also discussed putting "Unapproved Minutes" minutes on the website so the community can have more timely information prior to the next meeting when we will approve them.. There is no issue as long as they are noted as draft.

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the September 14, 2016 Board meeting.

ON MOTION: Duly made by Connie Hillman, seconded by Doug Brown and unanimously carried

RESOLVE: To approve the meeting minutes as submitted.

Treasurer's Report: Connie Hillman presented the September Treasurer's Report, as follows.

Cross Creek HOA Treasurers Report
as of September 30, 2016

	<u>September</u>	<u>YTD</u>	<u>Versus Budget</u>
Revenues	\$39,345	\$354,705	\$ 657 Over
Opr Expense	\$37,668	\$333,624	\$20,423 Under
Rsv Expense	\$ 5,089		
Operating Balance	\$77,212		
Reserve Balance	\$252,576		
Loan Balance	\$220,464		
Delinquencies (1)	60 Days		
	90 Days		
	90+ Days	\$1,737 Lien	

Notes:

1. 2017 budget in progress

ON MOTION: Duly made, seconded and unanimously carried

RESOLVE: To approve the report as submitted.

President's Report: None

Officer's Reports: None as all information will be covered under Committee Reports.

Committee Reports:

ARB Committee: 1384 R.O. remove, replace and paint fence; approved. 1491 Riverdale replace 8 single with double pane windows approved. 1374 RO replace tile roof with tile approved.

Pond Erosion Committee: Lynn reported that the committee is continuing research and fact finding at this time. She provided a handout and this information will be on the website under its own tab.

Document Committee President Tedoldi reported that the documents with changes requested by the committee and the board were received from the attorneys who reviewed them for legality and clarity vis a vis the state statute. Connie and Bob reviewed the comments, etc. and sent some back for clarification. When the attorney's reply with explanations of the their recommendations and decision, the documents will be sent to the Document Committee which will then review the documents and report to the Board the final documents to be voted on by the community. We hope to have the revisions voted on by early 2017..

Common Grounds Landscape Committee: Doug reported that he is talking with a landscape architect to see if she can help with the Woodstream entrance design. Doug also asked to use the Cross Creek plat as the architect requested survey information.

Safety Committee: Arch reported that he has finished his walk through and that there are some hazards that will be marked.

Pool It should be noted that the work for the pool is scheduled for the second week of January. These repairs will deem it necessary to close the pool for approximately two weeks.

Old Business:

None


New Business:

Pool Repairs and Maintenance: Was already discussed

Next Board Meeting is scheduled for November 9, 2016 at the ELW Country Club at 6PM. This is the budget meeting.

Adjournment: There being no other business to come before the Board, the Chair adjourned the meeting at 6:58 p.m.

Submitted by:


Jaime L. Soderland, MBA, PCAM
Management and Associates

Approved by:


Robert Tedoldi, President
Cross Creek Homeowners Association, Inc.

Cross Creek HOA Treasurers Report
as of October 31, 2016

	<u>October</u>	<u>YTD</u>	<u>Versus Budget</u>
Opr Revenue	\$39,392	\$394,096	\$ 710 Over
Rsv Revenue	\$ 7,388	\$ 73,880	
Opr Expense	\$37,871	\$371,495	\$21,891 Under
Rsv Expense	\$ 4,715		
Operating Balance	\$75,048		
Reserve Balance	\$255,311		
Loan Balance	\$215,888		
Delinquencies (1)	60 Days		
	90 Days		
	90+ Days	\$1,783	Lien