

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
November 9, 2016

**APPROVED MINUTES**

A Meeting of the Board of Directors of Cross Creek Homeowners Association was held on November 9, 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 and Sally Giar. Doug Brown was absent.

Other Residents who signed in to speak or be recognized as present:

Jean and George Fusaro, Reva and Bruce Berger, Sara Sawyer, John Young, Rosetta Bowsky, L. Ziegler, Tracey Grey, Lynn Romano, Joe Duffy, Jan Ward, Tim Burger, Elwood Speckmen

The Chairman then stated the next order of business was the disposal of any unapproved minutes, those being the minutes of the October 12, 2016. Board meeting.

**ON MOTION:** Duly made by Connie Hillman, seconded by Arch Johnston 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 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	

**President's Report:** President Tedoldi reported on the CNCN meeting that was held at the Country Club. Bruce Berger also attended. Representatives from SWFWMD were there and Bruce made sure to get any handouts to bring to this meeting with Cross Creek Homeowners. President Tedoldi also stated that much information has been communicated via the communique and will be discussed during the remainder of this meeting.

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

**Committee Reports:**

**ARB Committee:** 1465 WS Install storm/screen door with almond frame approved, and 4807 Pebble Brook replace front door/sidelight with wood frame approved.

**Pond Erosion Committee:** Lynn reported that the committee is continuing research.

**Document Committee** At this time there was not much more to report as the document was still with the attorney.

**Common Grounds Landscape Committee:** Doug was absent. Nothing new to report.

**Safety Committee:** Arch thanked Bruce Berger for all of his hard work in helping identify hazards. They have been marked with yellow paint and addressed shortly.

**Old Business:**

None

**New Business:**

**2017 Budget Approval** The proposed budget was discussed and a motion was made by Arch Johnston, seconded by Bob Tedoldi and unanimously carried to adopt the 2017 budget as amended to reduce the amount in the budget so the monthly fee does not exceed \$399.00 per month.

Next Board Meeting is scheduled for December 7, 2016 at the ELW Country Club at 6PM. This is the Annual meeting.

The following comments and concerns were taken under advisement:

Budget increase

Landscaping project

Brighthouse Contract

Forming a pool committee was suggested and the Board did not feel that was practical since any issues with the pool need to be addressed quickly.

Committee Involvement

**Adjournment:** There being no other business to come before the Board, the Chair adjourned the meeting at 7:45 p.m.

**Submitted by:**

**Approved by:**



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**Jaime L. Soderland, MBA, PCAM**  
**Management and Associates**

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**Robert Tedoldi, President**  
**Cross Creek Homeowners Association, Inc.**