

Cross Creek Board of Directors Meeting Wednesday, December 15, 2021 Zoom 5:30 PM

Call to order: The meeting was called to order at 6:04 PM by property manager, Kim Hayes, representing Management & Associates.

Roll call: All board members were present; Sally Giar, Ed Potter, Kathleen Blackwell, Mark Hamilton, and Bobbie Spatora a quorum was established. Kim Hayes from Management & Associates was also present and acted as recording secretary.

Proof of notice of meeting: Manager presented proof of notices which were mailed out in accordance.

Disposal of any unapproved minutes: A motion was made by Sally Giar to waive the reading of the minutes from the November meeting and approve as presented motion second by Ed Potter and carried unanimously.

President's Report: Sally Giar, President's report, which included a slideshow presentation of the 2021 accomplishments and the plans for 2022. This will be attached to the minutes and posted on the website for review.

Reports: Treasurer's Report

The balance in the operating account as of November 30, 2021, is \$69,805.70 which is approximately \$1274.01 more than was in last month's net balance of \$68531.69. Operating income for November, at \$39,454.70, is close to the average amount received per month. Monthly expenses for November are \$35,235.25, which are about equal to the average for monthly expenses and \$4219.45 less than the monthly income.

The reserve balance as of the end of November is \$361,367.03. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of \$50.67. There were no reserve expenses for the month of November.

There is a negative variance to the repair and maintenance general account of \$1845.14 due to the adjustment of \$2400 for palm tree trimming. While this is a negative variance for the month, the year-end variance is expected to be positive.

A positive variance to the grounds maintenance general account is due to last month's incorrect posting of two palm tree invoices totaling \$2400. The charges were reversed and posted to the repair and maintenance account where the charges were originally budgeted.

Operating Projects' costs for November increased by \$435 for irrigation repairs during the month of November. The project is running under budget.

ARB Report: Rosetta Bowsky reported there was one application submitted for review and consideration from 1378 River Oaks Court. A portion of the application was approved pertaining to just the portion of the replacement of a window. The door was not approved and the ARB will follow up with management. Elenee will notify the owner of the committee reasoning to NOT approve.

Maintenance Report: Maintenance report was submitted by Tom Ruddy. There was a large irrigation leak at Pebble Brook, which was repaired by Aqua Pro. It was a ground rod stick, which went through the main irrigation pipe and had been that way for quite some time. This was a very difficult project and hard to uncover. SWFTMD inspection for the big pond was due in December. Solitude originally sprayed the vegetation but had to be injected with the decaying solution into the drainage area red rock. Bob Hugenschmidt requested SWFTMD grant a 60-day extension, which was granted to the Association. It has been rescheduled for February. Solitude will be out to re-inspect and treat the area accordingly. SWFTMD will be notified and re-inspect within a month or so.

Manager's Report: Kim Hayes, discussed the collection status report through November 30, 2021 totaling \$2145.12 of that \$35 charges pre-lien \$56 charges were interest. Manager has advised the board to proceed with placing the current pre-lien delinquent account in lien status and the current late letter account in pre-lien status. The board has agreed to move forward with collection proceedings

Manager expressed the importance for owners to know what they are voting for and more importantly the need to ensure a quorum is established by members in person or proxy, and the clarification. If they have any questions, they are to contact Kim Hayes, property manager, representative of Management & Associates in order to maintain the integrity of the Cross Creek voting process for the community covenants that will take place in January. The following process will be used. There are four (4) options that owners can use when submitting their ballot. This is a very important process to ensure an attendance of the membership, meaning a quorum is obtained. Members can mail in their ballot to Management & Associates, using an addressed envelope labeled proxy that comes with the packet. There is only one ballot, and I stress one ballot per envelope, which will be accepted. Members can fax or scan and email their signed ballot to Management & Associates. Only one ballot per email address will be accepted. Members can hand deliver their ballots to Management & Associates, and only one ballot in a sealed proxy envelope will be accepted per each resident. Members can hand-deliver their ballots to a representative at the Cross Creek pool, which will take place as a community gathering on Wednesday, January 19th between the hours of 2 PM and 5 PM. Only one ballot in a sealed proxy envelope delivered by that resident will

be accepted. The ballots will be opened live on zoom before the January 19th meeting. If you would like to watch this process, you can do so by using the zoom link that will be provided. Stressing the importance of maintaining the integrity of the Cross Creek voting process for the community covenants is a top priority.

Adjournment: There being no further business, a motion was made by Mark Hamilton and seconded by Ed Potter to adjourn the meeting at 6:32 PM, motion carried unanimously. Please note, directly following the board meeting, will be the Annual Members Meeting.



Submitted by:
Kim Hayes, LCAM
Management and Associates
Inc.



Approved by:
Sally Giar, President
Cross Creek Homeowners Association,