

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 18, 2019

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Monday February 18, 2019 at 5:30 PM at Management & Associates, 720 Brooker Creek Blvd. Suite 206, Oldsmar, FL 34677.

Reva Berger, President of the Board, called the meeting to order at 5:31 PM 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 January 21, 2019 and approve as presented, motion was carried unanimously.

President's Report: The President discussed the recent workshop trying to amend the association declaration governing documents which were originally implemented in 1990 by the developer and are set to expire. The attorney has done the Articles and By-Laws, however after working approximately eight years with enormous attorney fees, trying to find a middle ground with the association and board members has been a challenge. At this point, the board must approve to preserve the Covenants and Restrictions known as preservation. The process is accomplished through a vote of the board of directors and this is needed to enforce the Covenants and Restrictions, which provide architectural control, insurance maintenance obligations, use restrictions and other very important matters of the association.

Assessments are collected from each homeowner in order to fund the expenses of the homeowner association.

None of this can be accomplished without the revitalization of the documents. The Marketable Record Title Act (MRTA) Florida Statue Chapter 712 applies clearly stating if the Covenants and Restrictions for the community that have been recorded less than 30 years ago and the when association is approaching the 30 year marker, the statue provides the method to preserve the Covenants and Restrictions known as preservation.

This process is accomplished by the vote of the Board of Directors. A motion was made by Reva and seconded by Tom to approve MRTA and motion was carried unanimously.

Manager Kim Hayes will contact Attorney Cianfrone to start the process in an effort to amend the documents and comply with MRTA and state statute.

Treasurer's Report: The treasurer discussed as of January 31, 2019, operating revenue \$37,784, reserve revenue \$10,406, operating expenses \$33,530, operating balance \$68,542, reserve balance \$163,800, loan balance \$87,000, no delinquencies more than 30 days, operating account \$63,182. As of January 25, 2019, reserve account \$61,789, CD \$102,011, total \$226,982.

Manager's Report: Manager Kim Hayes discussed the collection status report through January 31, 2019 totaling \$405.00. The current delinquencies include one \$10.00 interest fee and a \$395.00 maintenance fee. There are no other delinquencies liens or foreclosures in place at this time. Since the recent termination of Monkey Rocks Pool Service due to licensing requirements,

the new pool company, Ricks Pool Service has brought the pool to Health Code Standards. An updated vendor list has been sent to the board with new landscape company and pool vendor. Work orders are created through Kari Lopez (service coordinator) and documented accordingly. A work order has been created to replace the Gang Mailbox on Edgewater.

ARB Report: No report at this time.

Old Business: Landcrafter, the new vendor, has inspected irrigation in all but 22 homes with inside valve boxes. A motion was made by Reva and seconded by Tom to approve \$3700.00 in expenses for irrigation to be brought up to standards. Motion carried unanimously. Once community irrigation systems are brought into compliance owners will be responsible for their portion of the irrigation on their said property.

New Business: Maintenance Report

As of February first Landcrafters is now our landscape manager.

Starting in April they will be here every week. To start they did:

Fertilization/bugs/ weeds - Crape Myrtles trimming in progress - spread cutless on shrubs- completed 1st quarter irrigation survey

Their ongoing schedule is Tuesday and Wednesday

Today is their first lawn cut.

A couple of complaints were given to them about debris left and several compliments as well

Pool Work

Extensive work was needed on the pool to comply with BOH shutting down pool (GPM) as of February 1st - it's now open.

Energy saving pump was installed estimated electricity savings is around \$1200 per year / re-plumb rewire / replace timer etc.

We failed a BOH complaint causing us to hire a new vendor to complete ongoing work on the spa/skimmer leak and to do additional work to comply with the BOH pool deficiencies

Ricks Pool Services CPC certified is our new vendor they replaced and added New equipment and redirected plumbing and electric wiring (safety hazard) to increase Water flow/pressure up to 100 gallons per minute The BOH is being notified of that work compliance

Cost for work done at pool Replaced - fan \$39 (Lowe's discount) labor \$125

Cleaned deck - no cost

Painted lighting poles - repaired one pole - cleaned globes - one pole left to be repaired by M&A maintenance - approx. \$200

No LED lighting change planned at this time Pool big expense - we paid Monkey Rocks for work they started

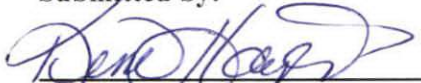
Await bill from Ricks Small fountain timing issue - fixed

In March, I need to have Vertex service both fountains, as we did not accept a service contract of quarterly service.

The next board meeting will be held on Monday, March 18, 2019 at 6:00 PM at Management & Associates, 720 Brooker Creek Blvd. Suite 206, Oldsmar, FL 34677. Please note that the time has been changed to the original 6 PM.

Adjournment: A motion was made to adjourn the meeting at 6:20pm and motion carried unanimously.

Submitted by:



Kim Hayes, LCAM
Management and Associates

Approved by:



Reva Berger, President
Cross Creek Homeowners Association, Inc.