

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

**April 16, 2019**

The Meeting of the Board of Directors of Cross Creek Homeowners Association was held on Monday April 16, 2019 at 6:00 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 6:02 PM and a quorum was established. Reva Berger, Sally Giar, Nicholas Foster and Thomas Ruddy were present. Bobbie Spatora was absent. Kim Hayes, Property Manager served as recording secretary.

A motion was made by Reva to add an agenda item to cash in the current CD and renew it at a higher CD rate with the same bank. Motion seconded by Nick and carried unanimously. Manager to follow up with Helen Parkhill, comptroller to ensure a higher rate will be obtained.

Disposal of any unapproved minutes: A motion was made to waive the reading of the meeting minutes from March 19, 2019 and approve as presented, motion was carried unanimously.

**Vice President's Report: Maintenance April**

New Spa pump control card failed using replacement - Rick is waiting for new pump  
Rick is to check water level in pool and his recommendation of level going forward  
All Initially tested, broken or needing work irrigation was completed by Matt from LC - HOA will pay bill for repairs only - after that the contract takes over and LC will check irrigation quarterly-they will adjust heads and check controllers the same as old contract all other repair are residents cost responsibility  
Plan to have irrigation controllers set to schedule  
Leak fixed at ELW/CC irrigation cutoff outside wall  
Woodstream entrance excess water being looked at  
Spa heater now locked at 102  
LC Removing sick tree on big pond and hanging palm on small pond that cannot be trimmed  
Bought a new hose for pool  
Red rock treated for weeds by Michael LC  
Working on a hole in Miami Curb on corner of Woodstream and Riverdale -await estimate  
Trimmed Cape Myrtle and removed dead branches at Woodstream entrance in hopes it will survive  
Getting restroom floors painted  
We need to discuss mulching soon LC has recommended mulching every year instead of every two years.  
We would get less mulch but installed every year - it would not deteriorate between times where most residents mulch themselves. It could also be cheaper.

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

**Manager's Report:** Collection status report through March 31, 2019 totaling \$1946.00, interest \$10.00 and no pre-liens or liens at this time. Recent drive-through conducted through community resulting in 12 violation letters sent to owners informing them of the need for compliance, most were for dirty roof, dirty driveway or mailbox and excessive potted plants.

General maintenance items include lamppost at pool, both bathroom floors, French drain leading to sidewalk from pool area. Drain will be cleaned on April 20<sup>th</sup>. Gang mailbox project completed. Old, rotten stop sign posts need repair or replacement. All service requests must come through M&A to be documented accordingly.

ELW security has been notified no soliciting, it appears flyers from previous landscape company have been distributed .Previous landscape company has been put on notice.

Small pond at Cross Creek has been treated.

Commercial Insurance packet proposal for 2019-2020 has been submitted to board for consideration.

A meeting between Landcrafters and owner Michael took place on March 26, 2019 at 6 pm to address comments and concerns from members.

Notice of MRTA meeting was sent to members. Notice to be signed by president and secretary and notarized.

ARB Report: 1454 Woodstream approved, 4741 Pebblebrook approved, 1498 Woodstream approved, 1398 River Oak approved, 4891 Pebblebrook approved and 1477 Riverdale approved.

Old Business: N/A

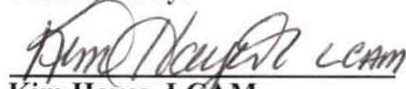
New Business: A motion was made by Nick and seconded by Sally to approve the insurance renewal packet as presented, motion carried unanimously.

A motion was made by Reva and seconded by Sally to approve the revitalization MRTA documents are to be filed with the county to preserve the documents, motion carried unanimously.

The next board meeting will be held on Monday, May 20, 2019 at 6:00 PM at Management & Associates, 720 Brooker Creek Blvd. Suite 206, Oldsmar, FL 34677.

Adjournment: A motion was made to adjourn the meeting at 7:05 pm and motion carried unanimously.

Submitted by:

  
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Kim Hayes, LCAM  
Management and Associates

Approved by:

  
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Reva Berger, President  
Cross Creek Homeowners Association, Inc.