

Cross Creek Homeowner Association Board of Directors Meeting

Wednesday, March 23 2022 at 5pm zoom

Call to order: The meeting was called to order at 5:05 PM by property manager, Kim Hayes.

Calling of the roll: Board members present were Sally Giar, Ed Potter, Kathleen Blackwell, Mark Hamilton, and Bobbie Spatora. All board members were present. A quorum was established. Kim Hayes from Management & Associates was also present and acted as recording secretary.

Reading and disposal of unapproved minutes: From February 16, 2022, a motion was made by Ed Potter and seconded by Mark Hamilton to waive the reading of the minutes and approve as presented. Motion carried unanimously.

President's Report: Sally Giar reported:

ARB - Welcome new members, Paula Levesque and Sharon Spencer. Thank you to Margaret Leigh and Ramona Vasquez for your service. The revised ARB Guidelines have been approved and will be posted to our web site.

The ARB committee met on 3/19 to finalize the Guidelines and perform other tasks. We agreed to begin actively performing the ARB application completion inspections. The committee members will walk the community when performing inspections. Residents should understand completion inspections are required under the guidelines and not be interpreted as inspections for community infractions. M&A is responsible for making inspections for infractions.

Now that the ARB guidelines have been revised, the board will be updating the Rules and Regulations for the community to coincide with the guidelines.

O'Neil's will be removing three more Oak trees on the grassy apron along the street. Two trees (#11 and #12) on Riverdale near Edge Park, and one tree (#75) on Pebble Brook near Riverdale. These trees were identified as being diseased, dying or over pruned. The allocation is covered in the reserve, the total amount is \$3100 including permit, set up, and stump grinding. Sally will sign the contract and send to property manager to follow up with O'Neil's. President Giar stated she would like to thank Bruce Berger for helping with obtaining free trees at no charge to the community, which were recently planted by O'Neil's in the common ground area.

Mailboxes – Tom Ruddy will be inspecting mailboxes for replacement/repair. While it is not in our budget at this time, we will look at it later in the year. Residents are responsible for keeping their mailbox clean. The HOA is responsible for keeping the gang mailboxes clean. Sally has asked the manager to follow up with High Shine, which is the vendor that services the pool bathrooms, to see how much they will charge to clean the (4) four gang mailboxes and cement pads they are sitting on in the community. The manager will obtain an RFP.

The insurance renewal is up soon. The board will meet with the agent and discuss the insurance proposal.

The Daily Group will start painting houses again this year. This typically happens in the fall. We are planning to retire the original paint color since Sherwin Williams no longer carries it in their color palette. A new paint color will be chosen and will coordinate with our most recent color change in the gray tones. We will continue to provide two paint color options.

Treasurer's Report: Ed Potter reported:

Operating Account Expense Review

The balance in the operating account as of February 28, 2022, is \$79,968.59 which is approximately \$3,656.96 less than was in last month's net balance of \$83,625.55. Operating income for January, at \$39,017.83, is close to the average amount received per month. Monthly expenses for January are \$36,237.05 which are about average for monthly expenses and \$2,780.78 less than the monthly income.

Reserve Account Expense Review

The reserve balance as of the end of February is \$404,632.95. The growth in the reserve balance is the result of the \$14,666.67 monthly transfer to the Reserves plus miscellaneous interest of \$60.64. There were no reserve expenses for the month of January.

Variiances

Grounds Maintenance, which is the Millennium expenses, are \$583.66 over budget this month. That monthly variance will continue and result in an annualized variance of \$6,837. The reason is that the contract negotiations were completed after the budget was approved last October.

Projects Review

The reserve projects expenses for 2022 are now configured with the projects that were identified in the Reserve Study. The Board will consider and decide which of these projects will be undertaken this year.

Operating projects costs for 2022 are also configured and they now include the budget total for the year for comparison purposes. The projects whose costs are included in an

operating account with other expenses or were not budgeted for this year are not shown with a budget amount.

ARB report: Rosette Bowsky reported they approved fifteen applications.

1537 Riverdale wants to install privacy fence on both sides with the gate on right side.

4753 Pebble Brook wants to replace tile roof with driftwood color GAF shingles.

4825 Pebble Brook would like to replace the tile roof with Owens corning and duration amber color.

1451 Riverdale wants to install curbing and replace mulch with natural granite rock.

4789 Edge Park Drive would like to replace roof underlayment and reinstall existing tile.

1418 Woodstream, remove and replace existing shingles with GAF amber.

1525 Riverdale to replace existing windows and sliders with vinyl impact glass frame color bronze.

1525 would like to replace roof underlayment and reinstall existing tiles.

4795 Edge Park wants to replace roof underlayment reinstall existing tiles.

1450 Woodstream would like to replace roof underlayment and reinstall existing tiles.

1446 Woodstream wants to replace roof underlayment and reinstall existing tiles.

1543 Woodstream would like to remove the walkway and install flagstone pavers with color CBG.

1481 Riverdale would like to remove and replace garage side door and paint it the same color as the home.

1502 Woodstream wants to replace disease tree in front of yard. The owners will install low growing plants.

1394 River Oaks would like to replace tile roof with GAF shingles, using the driftwood color.

Rosette Bowsky reported the ARB Guidelines Committee successfully met with residents at the Oldsmar Library. They welcomed comments and suggestions from both members and the Board of Directors.

Welcome to new ARB committee members: Paula Levesque and Sharon Spencer, and thank you to previous ARB committee members, Ramona Vazquez and Margaret Leigh, for their years and time served.

Changes have been made to the ARB guidelines. The successfully changed articles include ground cover and landscape; 60-day time frame allotted for painting of wood fences; paint colors now include the numbers and names of the approved paint colors.

Samples are no longer needed for pavers or roofs, but there are guidelines for specific colors and materials.

There is no kiddie pool item to remove. In ground pools cannot impede or impact the front, rear or side of the pond or any waterway system.

The guidelines will now be on the website and noted in the minutes, which will also be included in the Communiqué.

Manager's Report: Kim Hayes reported:

A collection action was advised for maintenance fees, the amount outstanding as of 2/28/22 being \$3,875.38. There is one Pre-Lien in place, late letters will be sent out accordingly.

Violation letters were sent out. Various items needing to be addressed include parking, power washing, open garage, and noise complaints.

SWFTMD compliance was documented by Bob Hugenschmidt.

Cross Creek insurance renewal will be due soon, the agent would like to meet with the board and schedule a zoom meeting to go over the 2022-2023 renewal program. This information was sent to the board for review and consideration as well as the landscaping proposal for mulch.

Millennium is aware there are excessive weeds. James Slayton stated that the chemical team will check out and treat areas of concern per work orders sent.

The hot tub was checked by the vendor. The temperature is accurate, and nothing was found to be wrong at this time.

WORK ORDER NUMBER: 2022-50-00004 Miami Curb repair at 1378 River Oaks Ct in Cross Creek.

Maintenance report: Tom Ruddy reported:

The small fountain timer needs to be reset after the power failure.

Tardif repaired and cut the LED wire to the sign at Woodstream entrance.

Three timers were reset for DLS time.

The hot tub issue is currently okay.

The issue at the big pond will need to be handled by the engineer. SWFTMD was contacted.

Old business: N/A

New business: President Sally Giar discussed mulch and the Board is reviewing the up-and-coming project. Millennium has provided a proposal for wood chips to the front.

and sides of the homes. There are approximately six or seven homes that have stone that will not require woodchips. Each home will get their share accordingly.

Date, place and time of the next meeting: As the board is reviewing quarterly meetings, the next meeting will take place on Wednesday, June 15th at 5 PM, via Zoom.

Adjournment: There being no further business a motion was made by Mark Hamilton and second by Sally Giar to adjourn the meeting at 6:03 PM motion carried unanimously.



Submitted by:
Kim Hayes, LCAM
Management and Association



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