

Cross Creek Homeowner Association

Board of Directors Meeting

Wednesday, August 17, 2022 at 5 PM zoom

Call to Order: The meeting was called to order at 5:03 PM

Calling of the roll: Board members present Kathleen Blackwell, Ed Potter, Bobbie Spotora, and Mark Hamilton, absent President Sally Giar. Also, present Kim Hayes from Management & Associates who acted as recording secretary.

Reading and Disposal of Unapproved Minutes: A motion was made by Ed Potter to waive the reading of the minutes from the previous meeting and approve as presented, motion second by Kathleen Blackwell and carried unanimously.

President's Report:

Due to Sally Giar's absence, Kathleen Blackwell provided a brief President's Report.

- A. TECO recently replaced both transformers at each of the Cross Creek entrances. Due to their trucks being parked on the grass there is potential damage to irrigation system. AuqaPro will evaluate.
- B. Pond erosion at both the North and South ponds is being evaluated for future mitigation. The Board is awaiting bids for potential rip rap at the South Pond. Discussion is occurring about the best way to proceed with the North Pond.
- C. The Board is aware of recent alligator activity in the neighborhood. Please remember that we are surrounded by water and that alligators are a natural element in our environment. Please exercise safe behaviors such as: not feeding them, not allowing your vendors to feed them and keeping you/your pets a safe distance from any water edge.
- D. 19 homes are due to be painted starting in October. As of this meeting all resident homes involved have been notified and have chosen their paint color.
- E. Those same 19 homes are eligible to have their roofs cleaned so please contact Kim Hayes if you are one of the 19 homes involved. If you are not getting painted and wish to utilize the group roof cleaning rate, please contact Kim.

Treasurer's Report:

Operating Account Expense Review

The balance in the operating account as of July 31, 2022 is \$98,976.88 which is \$10,200.70 more than last month's net balance of \$88,776.18. However, that includes an uncashed check issued to

Millennium in July for \$13,000. Operating income for June was \$39,013.64. June monthly expenses were \$42,731.11 which was \$3,702.44 greater than the monthly income.

Reserve Account Review

The reserve balance as of the end of June was \$455,118.99. The increase was the result of the \$14,666.67 monthly transfer plus miscellaneous interest of \$83.12. Please note that a check for \$2,500 to Majestic Seals & Stripes was accounted for in June's Financial Report as an addition to the reserve balance and adjusted in the July Report to adjust for the correct balance for July.

Variations

Irrigation repairs are \$847.75 over budget for July. These repairs are done on an every-other-month basis to effectively manage costs. The variance to the repairs, though over budget, will be covered by an under spending in monthly maintenance fees.

Tree maintenance was done in July and included pruning for 14-16 feet average clearance over roads. The cost of the project was \$3,100. This expense is now being covered in the Operating Projects section of the monthly Treasurer's Report. Grounds Maintenance, which is the Millennium expenses, are \$625.33 over budget this month. That monthly variance is because the contract with Millennium was finalized after the budget was approved.

Other significant variations for the month of July include increases by TECO for electricity and County Sanitation adding a fuel surcharge for trash removal. These variations will continue for the rest of this fiscal year.

Project Review

Operating project costs for June were \$3,114.42 for irrigation repairs and \$3,100 for tree trimming. There are no reserve project expenses this month.

ARB Report:

Rosette Brodsky reported there were 11 approvals with multiple items

- Ro1378 River Oaks Ct, Stogniew, to install gutters and downspouts where there are none and will paint the same color as house
- 1378 River Oaks Ct, Stogie, to remove pine tree and plants in back of house
- 1382 River Oaks Ct, Shelton, to remove diseased maple tree in back yard
- 1382 River Oaks Ct, Shelton, to remove tree in front yard causing underground damage to driveway, walkway and garage
- 1382 River Oaks Ct, Shelton, to remove a damaged fence between properties located at 1382 and 1386 River Oaks Ct (Hielscher.)
- 1402 River Oaks Ct, Bowsky, to remove existing pavers and install new pavers on walkway, side & back patio. Using Flagstone Heritage pavers in White/Tan color to match brick
- 4795 Pebble Brook, Pierce, to remove existing tile roof and replace with GAF singles, Driftwood color
- 4783 Pebble Brook, Gil beaux, to remove existing and replace HAVC in same footprint

- 4783 Pebble Brook, Gil beaux, to replace windows and doors that are impact resistant with white frames and clear glass. Front door will be painted same color as house
- 4800 Pebble Brook, Donovan, to install landscaping flowers, trim trees and remove dying holly tree
- 1477 Riverdale, Potter, to replace existing gutters and downspouts with painted aluminum, color Herringbone, matching house color

Managers' Report:

Delinquent status report totaling \$2,903.99. One late letter was sent out accordingly, there are no accounts more than 30 days past due.

- Numerous violation (8) letters have been sent out, trucks parked in driveway, trash pail visible from the street, dirty roof, sidewalks, and driveway, eight letters total
- Recent damage by TECO trucks parked on Woodlands Boulevard, sod and irrigation damage. Irrigation line break repaired by Aqua Pro. Manager has contacted TECO, no response. Tom Ruddy did meet with TECO manager while on site, manager will follow up accordingly
- Solitude pond maintenance now on biweekly service to deal with the Hydrilla. Solitude put a dye into the pond water to reduce issue. They will keep a close watch on the area
- Recent alligator sighting E-blast sent to the members
- Web site updates, directories updated and information on association's website
- Attorney review association's documents, leasing, rules and regulations, restrictions discussion, proposed rule changes and updates
- Damage to wall struck possibly by lightning followed up with association's insurance company and the daily group for necessary repair
- Walk-through community various violations and infractions with the board
- Meeting with AMI and the board to discuss pond erosion and preventative maintenance plan
- Paint project will take place in September by The Daley Group, power washing will take place a week before by Green Leaf Roofing LLC. Notification will be sent out to the 19 homes slated for the project

Maintenance:

The common ground irrigation work was completed by Aqua Pro.

The light pole on the South Pond was painted.

Power to the North Pond fountain was reset.

South Pond fountain was reset, with difficulty, after a recent power outage. Solitude replaced the contacts.

Solitude serviced both ponds on July 26. Hydrilla was treated and has resulted in unsightly die off. This will eventually dissipate.

Investigating rain sensor controls for the irrigation system/pumps. Awaiting bids.

There appears to be an irrigation leak where TECO trucks were parked as the Woodstream entrance.

Old Business: N/A

New Business:

- **Leasing Agreement and Leasing Registration Concerns:** The board has reached out to the association's attorney pertaining to leasing restrictions verbiage to be included in the Rules and Regulations. The importance of leasing restrictions, registration, and submission of a registration form to be provided to the board for review and consideration, including wording to be included in the rules and regulations
- **Alligators:** Recent alligator sighting and damage to the fence around the large pond, calls for caution and awareness by our residents of their surroundings
- **Erosion control:** The board has discussed erosion control, preventative maintenance, long range plan to aid in erosion control where there is no existing concrete seawall or existing riprap. A proposal was provided to the board for review and consideration from AMI proposal #1007 estimate totaling \$18,938.90. The board is waiting on a comparison proposal for review and consideration.
- **Date, Place, and Time of Next Meeting:** The next meeting will take place Wednesday, September 21 at 5 PM via Zoom
- **Adjournment:** There being no further business a motion was made by Ed Potter and second by Mark Hamilton to adjourn the meeting at 6:05pm motion carried unanimously

Date, Place, and Time of Next Meeting: The next meeting will take place Wednesday, September 21 at 5 PM via Zoom

Adjournment: There being no further business a motion was made by Ed Potter and second by Mark Hamilton to adjourn the meeting at 6:05pm motion carried unanimously.



Submitted by:

Kim Hayes, LCAM

Management & Associates



Approved by:

Sally Giar, President

Cross Creek Homeowners Association, Inc.