

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 21, 2009**

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on January 21, 2009 at the office of Management and Associates, 720 Brooker Creek Blvd., Oldsmar, Florida 34677.

The meeting was called to order at 3:15 P.M. by Tom Booker who acted as chairperson of the meeting. Jaime Soderland of Management and Associates served as recording secretary.

The roll was called and the following directors were present: Thomas Booker, Connie Hillman and Marc Thorne.

The Chairman then stated the first order of business was the disposal of any unapproved minutes, those being the minutes of the meeting held on November 19, 2008 it was,

**ON MOTION:** Duly made by Tom Booker, seconded by Marc Thorne and carried unanimously.

**RESOLVE:** To approve the minutes as submitted.

**The next order of business was the Treasurer's report:** See attached. ING Direct has a CD maturing in February. The Board will decide what to do with it when it gets a little closer to the mature date.

**The next order of business was the Managers Report:** See attached.

**President's Report:** Tom Booker tabled Wells and discussed meeting with the Attorney to finalize workshop notes pertaining to document revision. Manager will schedule the Attorney tentatively for February 18<sup>th</sup> from 3:00-4:00 P.M. with a Board of Directors meeting to follow from 4:00-5:00 P.M.

**Committee Reports:** There were none.

**Old Business:**

- ❖ Pressure washing was discussed. Riptide's proposal was accepted. Homeowners have all been notified that pressure washing will begin the last week of January and painting will begin on the 1<sup>st</sup> week of February.
- ❖ Issue regarding new rule to be developed concerning storage of property on lots was tabled.
- ❖ Annexation was discussed and management advised that there will be a notice published in the next issue of The Heron, which should be distributed on Saturday the 24<sup>th</sup>. The Board would like a notice to be sent to all homeowners stressing the importance of this meeting if they indeed need questions answered.
- ❖ The cracks in the wall, which runs along Woodstream Drive were discussed briefly and tabled. Jaime will ask Jim King of The Daily Group to check the wall and provide his opinion of the means of repairs of the problems (cracks, peeling paint, rusting beads, peeling stucco).
- ❖ Pavers at the pool need to be sealed and now probably need to be pressure washed, as well. Management will get three (3) bids for this job.
- ❖ There are small areas of grout that need to be filled along the pool. Sensational Pools will do this for \$125.00.

**New Business:**

- ❖ **Christmas decorations were discussed.** It was,

**ON MOTION:** Duly made by Connie Hillman, seconded by Tom Booker and carried unanimously.

**RESOLVE:** To hire Robert Hall to take on decorating Cross Creek for Christmas for \$975.00.

❖ **Reserve interest was discussed.** It was,

**ON MOTION:** Duly made by Tom Booker, seconded by Marc Thorne and carried unanimously.

**RESOLVE:** To allow the Treasurer to determine where the reserve interest from 2008 (\$9200.00) should be placed.

**Date, time and place of the next meeting:** The next meeting will take place on February 18, 2009 at 4:00 at the office of Management and Associates.

**Adjournment:** There being no other business to come before the Board the meeting was adjourned at 4:15 P.M.

**Submitted by:**

**Approved by:**

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**Jaime L. Soderland, CMCA**  
**Management and Associates**

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**Tom Booker, President**  
**Cross Creek Homeowners Association, Inc.**