

**Cross Creek at East Lake Woodlands Homeowner Association**  
**Board of Directors Meeting**  
**Wednesday, January 17, 2024, at 5 PM via zoom**

**Call to order** - The meeting was called to order at 5:15 PM by the property manager, Kim Hayes, representing Management and Associates.

**Roll call** - All board members were present, Sally Giar, Thomas Ruddy and Carrie Wyatt. A quorum was established. Also present, Kim Hayes from Management and Associates who acted as recording secretary.

**Disposal of any unapproved minutes** - A motion was made by Thomas Ruddy to waive the reading of the minutes from the previous meeting and approve as presented, motion second by Carrie Wyatt and carried unanimously.

**President's report** - President Giar welcomed everyone with a Happy New Year and stated there are currently 5 homes for sale in Cross Creek. She encouraged members to visit the Cross Creek website to view Association documents, rules and regulations which are visible for owners.

She also stated that owners are responsible to maintain their irrigation systems to ensure the sprinkler heads retract properly to avoid any damage when mowers go over them.

Please be advised that the apparent erosion behind homes on Woodsream along the waterway is not the responsibility of the HOA.

The damaged TECO electric pole at the Pebble Brook entrance is being addressed.

President Giar reminded those members who made a reservation to attend the dinner at the Country Club following the board meeting. Thank you Carrie Wyatt for organizing this event.

**Treasurer's report** – Thomas Ruddy reported on finances, delinquencies, and thanked Parker Stafford, Ed Potter and Sally Giar for their help.

**ARB report** – Rosette Bowsky stated there was nothing to report at this time.

**Maintenance report** – Thomas Ruddy discussed the December projects which included the Reserve Study contact with FPAT to discuss the updates with the Board of Directors. Also, we will be meeting with engineers to discuss the South Pond filtration maintenance. The old lights at the Woodstream entrance were converted to new LED lights, the dead deer has been removed by All Pro Maintenance.

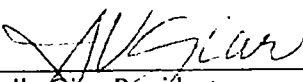
**Manager's report** – Manager reported on delinquencies, late letters and collection status. The manager will be doing a drive through for violations resulting in letters going out for dirty roofs, driveways, sidewalks, etc. The manager has updated the information with the storage facility for the holiday decoration storage, fees are deducted monthly.

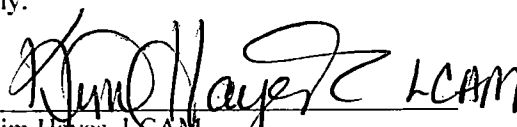
**Old Business** – President Giar stated that the pressure washing project with Riptide Pressure Washing is currently completed. Owners were encouraged to take advantage of the discounted pricing to have their driveway and sidewalks cleaned.

**New Business** – Entrance lighting project is in the process with new LED lights being installed.

**Date, Place and Time of next meeting** – The next meeting will take place on Tuesday February 5, 2024, at 5:00 PM via Zoom.

**Adjournment** – There being no further business a motion was made by Thomas Ruddy to adjourn the meeting at 5:36 PM motion second by Carrie Wyatt and carried unanimously.

  
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Sally Giar, President

  
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Kim Hayes, LCAM