

Cross Creek at East Lake Woodlands Homeowner Association
Board of Directors Meeting
Wednesday, March 13, 2024, at 5pm via Zoom

Call to order - The meeting was called to order by property manager Kim Hayes at 5:00 pm.

Calling of the roll - All board members were present: Sally Giar, Tom Ruddy and Carrie Wyatt, a quorum was established. Also, present Kim Hayes, representing Management & Associates, who acted as the recording secretary.

Reading and disposal of unapproved minutes- A motion was made by President Giar to waive the reading of the minutes from the previous meeting and approve as presented, motion was second by Carrie Wyatt, and carried unanimously.

President's report-

1) Controlled Access Informational Meeting will be held March 27th at 7pm at the ARDEA Clubhouse to introduce the new 24/7 Virtual Guard system to become effective April 2nd for all visitors. The security rovers will continue to provide monitoring throughout the community. The new system will be providing improved data collection with vehicle information in real time logs and long-term cost-savings to the entire community. New RFID tags will be replacing the current barcode tags, so please stay up to date on this information by checking the ELW Website.

2) Regarding irrigation, the community has been granted a Variance from SWFTMD to return to our original irrigation schedule of Monday through Friday, although Pinellas County will continue water restrictions through July 1st. A copy of the schedule will be emailed to all residents, so please update your irrigation system timers to the correct date and time.

3) Several residents recently contacted SWFTMD with concerns regarding erosion behind the homes along Woodstream Drive. This erosion is not considered an HOA issue. The EPA sent two representatives to inspect the properties involved and recommended planting aquatics, similar to those recently planted around our small pond.

4) Algae buildup was noticed along the perimeter of the small pond. James with Lake Brothers recommend waiting until next month to treat the Hydrilla growth to allow the new aquatic plants to become established.

Treasurer's Report- Thomas Ruddy reported on the community finances. See attached spreadsheet.

ARB Report- Rosette Bowsky stated there were seven (7) applications submitted for approvals with those located at 1559 Riverdale, 1499 Riverdale, 1552 Riverdale, 1385 River Oaks, 1418 Woodstream, 1494 Woodstream approved. One application was denied.

Manager's Report- Kim Hayes reported several mulch proposals were submitted to the board for review. Millenium Landscaping's proposal was accepted after adjustments were made. Mulch will be applied to front yards only, with no removal of old mulch.

Maintenance Report- Tom Ruddy discussed the reset of fountain lights due to daylight savings time.

Old Business-

A. Riptide performed an excellent cleaning of community sidewalks and driveways for the residents who took advantage of the discounted service for \$65 per home.

B. The filtration system under the large pond red rock region was flushed to ensure it was free of blockages. The system was installed in 2015 and requires routine maintenance.

New Business-

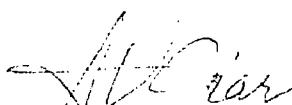
A. Local Irrigation was approved as the new vendor to maintain the common grounds' irrigation, a cost of \$375 bi-monthly. Residents may continue to use AquaPro, however Local Irrigation will also provide resident maintenance.

Contact: Mike Verneuille, Local Irrigation Office # 727- 288-2853

B. Millennium Landscaping will be providing pine bark mulch at the community entrances and on front yards for those residents who have expressed interest, the project cost will be \$23,800.

Date, place and time of next meeting- The next meeting will take place Wednesday, May 15th at 5pm via Zoom.

Adjournment- There being no further business, a motion was made by president Giar to adjourn the meeting at 5:36 pm and seconded by Tom Ruddy, motion carried unanimously.



Sally Giar, President



Kim Hayes, LCAM