

Cross Creek Homeowner Association
Board of Directors Meeting
Wednesday, April 19, 2023, at 5 PM via Zoom

Call to order: The meeting was called to order at 5:05 PM by Kim Hayes, Management & Associates.

Roll call: Board members, Sally Giar, Tom Ruddy, Mark Hamilton, and Bobbie Spatora being present established a quorum. Also present, Kim Hayes, Management & Associates, acted as 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 second by Bobbie Spatora and carried unanimously.

President's report: Sally Giar - Millennium, has completed the trimming of all tall palm trees in the community. Next trimming will be in the fall. In a recent e-blast, Millennium will pick up debris left at the curb when they are in the community. There are times when your debris may not be picked up due to their trailer being overloaded. In that case please do not leave your debris at the curb.

In April O'Neil's removed three declining Oak trees on the apron. There are two Elm trees O'Neil's planted a few months ago at the large pond, apparently, they have failed. O'Neil's will be replacing those trees at no cost.

Anonymous letters received by the Board make it difficult to address an issue. Please reach out to a board member if you have concerns about something. There is most likely a good explanation as to someone's concern.

Reminder that homeowners are responsible when you call in vendors to service your property. We have seen some vendors dumping residue and trash down the storm drains and salt from water softeners dumped in garden beds. Please make sure the vendors that you call are aware of their responsibilities while working in Cross Creek. Contractors need to complete whatever they're working on and be out of the neighborhood by 6 PM weekday and 4 PM for weekends. That information is available in our rules and regulations.

Treasurer's report: Mark Hamilton discussed a detailed summary of the operating funds for the first three months of the year which appear to be a favorable variance totaling \$6681.00, reflecting less money than what was budgeted.

Monies were moved over to Morgan Chase in December totaling \$200,000.00. A brokerage charge of \$707 was assessed. Interest income of approximately \$2,000.00 was realized for first quarter 2023.

The treasurer discussed the reserved expenses and their cycle years, stating the paint project will take place this year and will be funded with reserve money.

ARB report: Rosette Bowsky reported there were 13 approved architectural applications received for February. March & April 1491 Riverdale, 1502 Woodstream, 1402 River Oaks Court, 4815 Edge Park Drive, 1525 Riverdale, 1373 River Oaks Court, 1473 Woodstream,

1526 Woodstream, 4783 Pebble Brook, 1481 Riverdale, 1519 Riverdale, 1373 River Oaks, and 1378 River Oaks Court.

Managers' report: The manager reported on delinquent status. Violation letters have been sent out for dirty roofs, sidewalks, driveways, and cement areas of concern. The Daily Group will be painting in 2023. There are 38 homes on the list scheduled to be completed which were last painted in 2016. The project will take place as vendor advises scheduling.

Maintenance report: Tom Ruddy reported Feb/March/April maintenance. Preventive maintenance by Accurate Drilling completed on well equipment. Our three Cross Creek entrance signs are falling apart, replacing them is in progress. Fountains have had their quarterly service. A rusted control box replaced at the small pond, and irrigation problems repaired at the small pond.

Tardif Electric performed their PM - Median electric bus replaced top of box, caulked on median. Rusted electrical box complete replacement on entrance wall on Woodstream All other electrical equipment repaired or tested.

April Aqua Pro maintenance complete - approximately 8-9 rotors were replaced or added. Aqua Pro and Tom Giar walked all common grounds.

Solitude replaced broken timer at the south pond fountain.

Old business: NA

New business:

A. Pond and fountain maintenance: President Giar spoke about our vendor, Solitude, who currently maintains both ponds and fountains, stating the Hydrilla and weeds in the pond have been the worst the Association has ever seen. A meeting with Lake Brothers, James Roehm, who is currently treating ELW ponds, provided information to the board to remedy the areas of concern and treat aggressively. There will be a one-time charge of \$100 to treat the Hydrilla in the small pond. A motion was made by Sally Giar and second by Tom Ruddy, to cancel the current contract with Solitude and approve the new vendor, Lake Brothers. A motion carried unanimously. Our manager will follow up with a certified letter of cancellation to Solitude that President Giar will sign. The contract service will start May 1.

B. New community signs: Tom Ruddy discussed the 30-year aged community signs stating there are three association monument signs that are in need of replacement. Repairs don't appear to be an option as they are old, outdated, and aged. It would cost more to repair than replace. A proposal was provided to the board from Creative Design, a motion was made by Sally Giar and second by Tom Ruddy, to accept the proposal of \$13,379.50 including sales tax for replacement, motion carried unanimously. President Giar will sign the proposal.

Date, place, and time of next meeting: President Giar stated there will not be a meeting in May unless pressing business arises. The next regular scheduled board meeting will be June 21, at 5 PM via zoom. President Giar thanked all for attending.

Adjournment: There being no further business a motion was made by Bobbie Spatora to adjourn the meeting at 5:54 PM, motion second by President Giar and carried

unanimously. The board has requested our manager to follow up with estimates for pressure cleaning, common ground, and Majestic Seal and Stripe proposal for sidewalk grinding as a walk-through occurred with Linda from Majestic and Vice President Tom Ruddy.



Submitted by:
Kim Hayes, LCAM
Management & Associates



Approved by:
Sally Gier, President
Cross Creek HOA