

Cross Creek at East Lake Woodlands Homeowner Association
Board of Directors Meeting
Wednesday, May 15, 2024, at 5 PM via zoom

Call to order: The meeting was called to order at 5:06 PM by the property manager, Kim Hayes, representing Management and Associates.

Roll call: Board members were present, Sally Giar, Carrie Wyatt and Thomas Ruddy. 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 Sally Giar and carried unanimously.

1. President's Report: Our last board meeting was in March and since then, there have been several projects in Cross Creek. While you were advised via email of all these projects. I would like to address them once again. Aberdeen pond erosion project - 4 to 6 weeks for completion. Possible displacement of wildlife may be why we are seeing alligators on the streets in Cross Creek. O'Neil's trimming of the oak trees along our streets has been completed. Beware of unlicensed and uninsured tree service companies that have been soliciting in the community. We have renewed our service agreement with Lake Brothers which includes ponds and fountains. No increase in contract. Millennium Landscaping completed the refreshing of the pine bark mulch in the front of homes. Over the past year, we have had continual issues with the electricity at our entrances. Tom Ruddy enlisted a contractor to update and replace lights. He will discuss this in more detail when we get to new business. Leasing - we have become aware that real estate agents, to sell a home, suggest to prospective buyers that they purchase it and lease it out. This could easily open the door for companies that are looking for investment properties to start purchasing homes in Cross Creek. This could greatly affect our investment in our own homes. The board is very concerned about this, and we are taking steps to move forward in protecting our community. More to come on this important issue soon.

2. Treasurers Report: The total income for April was \$40,655.25 which was a budget variance of (\$231.19). The total expense for April was \$40,368.34 which was a budget variance of \$518.08. Admin Expense was \$4,220.57 which was a budget variance of (\$151.89). Service and Utilities Expense was \$36,147.77 which was a budget variance of \$669.97. The Reserve Total is \$512,194.85

YTD January to April information. Total Income \$\$162,688.85 Variance of (\$856.91). Total Expense \$161,577.31 Variance of \$1,111.48. Total Admin Expense \$16,000.17 Variance of \$274.55. Total Service and Utilities Expense \$145,577.14 Variance of \$1,693.82.

Current Projects: Entrance Lights and Electricity Renovation Complete. First pass of Reserves Study Meeting completed, and questions and suggestions sent to FPAT. Tree Canopy lift completed. Local Irrigation completed Irrigation shut off valves.

3. **ARB Report:** Sharon Spencer reported six architectural applications were submitted. All were approved.

Address	Description
1398 River Oaks	To elevate/trim oak trees around property, to remove Norfolk Pine on side of house, and to maintain exterior french drains for rain run-off
1398 River Oaks	Remove and replace exterior similar garage, post and entry way fixtures in black color
1486 Woodstream	To remove an oak tree in front yard based on the arborist certification that tree roots are a hazard and causing uneven raising of the walkway; and to remove/replace walkway pavers affected by the tree root damage. Tree removal area will be landscaped at a later date
1469 Woodstream	To remove Bottle Brush tree that caused roof damage and to remove flower bed for better drainage. New Plants and mulch will be installed
1485 Riverdale	To replace all existing windows with Series 5500 single hung white impact energy shield windows
1499 Riverdale	To remove trees, cement steps and clean-out lawn area; and to install new sod and plants throughout landscape.

4. **Maintenance Report:** Tom Ruddy discussed the May maintenance report on common ground irrigation repairs. A special thank you to Tom Giar for helping with watering the common area grass when the system failed.

5. **Managers' Report:** Kim Hayes discussed delinquent status report stating delinquency is \$9874.58, late letters will be sent out accordingly if accounts are not paid.

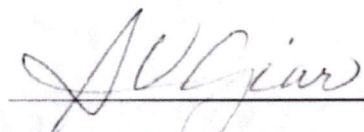
6. **Old business:** Mulch installation by Millennium has been completed.

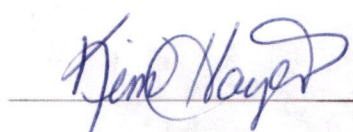
7. **New Business:**

- a. Landscaping at Woodstream entrance - \$1987.00. A motion was made by Sally Giar to ratify the entrance replacement, motion second by Carrie Wyatt.
- b. Replacement of 7 Viburnum bushes at the pool fence - \$180
- c. Electricity at Pebblebrook entrance, and new lights - \$6000
- d. Insurance Renewal - \$13720.77

9. Date, Place and Time of next meeting: There will be no meeting in June. The next meeting will take place on Wednesday, July 17, 2024 at 5:00 PM.

Adjournment – There being no further business a motion was made by Thomas Ruddy to adjourn the meeting at 5:38 PM motion second by Sally Giar and carried unanimously.


Sally Giar, President


Kim Hayes, LCAM