

Cross Creek Homeowners Association  
Board of Directors Meeting  
Wednesday, November 15, 2023 at 5 PM via Zoom

**Call to Order** – The meeting was called to order at 5:02 PM by property manager, Kim Hayes.

**Calling off the roll** - Board members present, Tom Ruddy, Sally Giar, Bobbie Spatora, and Marcus Hamilton. A quorum was established. Also present, Kim Hayes, representing Management & Associates, who also acted as recording secretary.

**Reading a disposal of unapproved minutes** - A motion was made by Tom Ruddy 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** - President Giar discussed the paint project being nearly complete by the Daily Group, which will continue weather permitting. Current project, palm tree trimming underway. President Giar stated the pool party was a successful event, we look forward to other events, and thanked Carrie Wyatt for her efforts in organizing the get together. The President discussed speeding and 20 mph limits within the community, and advised everyone to be conscious of pedestrians walking, and their pets. The President wished a Happy and healthy Thanksgiving holiday for all.

**Treasurers report** - Marcus Hamilton reported one of our investments matured In November which has been rolled one year forward to Nov 2023 at a yield of approximately 5.6%. Over the past five years we have accumulated \$11,200 in interest income before taxes.

Through October 2023 our budget reflects a favorable variance of approximately \$7,200. This variance shows our expenses are kept under control.

**ARB Report** - Rosette Bowsky reported there were two approved ARB applications submitted: 1550 Woodstream, and 1525 Riverdale.

**Manager's report** - Property manager reported delinquency status report. Discussed the estimate recently submitted by Florida Paving Services sent to the Board for review and consideration. In regards the paint project, there were two discrepancies where the garage and trim were painted Incorrect colors by mistake. The manager contacted Daily Group to address the issue which is now resolved.

**Maintenance report** - Aqua Pro, regular service completed. Three oak trees removed and stumps ground. GFCI tripped at Woodstream, lights were out. Aquatic plants around small pond doing well. Fountains in the ponds cleaned, had to reset small fountain TOD - all set for DLS. Irrigation leak on Riverdale, tree removed, slab was removed to check if there was a pipe underneath that was leaking. No pipe underneath. there is still a leak, we found a pipe with a missing head which we plugged, still have the main leak, pumps shut off. Further contact with Aqua Pro will be made. Installed sidewalk at pool equipment area.

**Old business – NA**

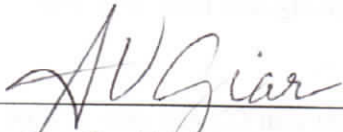
**New business -**


- A. Estimate from Florida Pavements Services - A motion was made by President Sally Giar to ratify and add the estimate from Florida pavement services with approval and the cost amount of \$2494.00, the motion was second by Tom Ruddy and carried unanimously. The invoice will be paid out of the sidewalk reserves.

**Date, place, and time of next meeting** - The next meeting will be the annual members' meeting which will take place Wednesday December 6th, at 5 PM via zoom.

President Giar discussed the recent mailing from M & A, stating the importance of sending in their proxy if not attending the annual meeting as a quorum is needed. She also pointed out that there will be three openings for Board Elections and encouraged people to consider sending in their intent for candidacy.

**Adjournment** - A motion was made by Bobbie Spotora to adjourn the meeting at 5:29 PM motion second by Marcus Hamilton and carried unanimously. Property manager, Kim Hayes, wished all members in attendance a Happy Thanksgiving Holiday.

  
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Sally Giar, President

  
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Kim Hayes, LCAM