

Cross Creek Board of Directors Meeting

Annual Members Meeting

Organizational Meeting Wednesday, December 4, 2024, at 5 PM via Zoom

1. *Call to order... The meeting was called to order at 5:02 PM by property manager Kim Hayes representing Management & Associates*
2. *Rollcall... Board members present Sally Giar, Thomas Ruddy, Carrie Wyatt, a quorum was established, also present Kim Hayes from Management & Associates who acted as recording secretary, establish a quorum was completed...*
3. *Proof of notice of meeting... Manager, presented proof of notice*
4. *Disposal of any unapproved minutes... A motion was made by Sally Giar to wave the reading of the minutes from the previous meeting in October, motion, second by Carrie Wyatt and carried unanimously*
5. *President's Report... President Giar discussed the paint project being conducted by Jim King of the Daily Group currently 14 homes are completed with 10 remaining. Some stucco repairs to be conducted project should be completed by December 20. President Giar discussed the hole in the road tree route occurrence at 1438 Woodstream causing issues in the road. The board will seek to remove the oak tree causing the issue, proposal #28290 was submitted by Apollo O'Neil Tree Service in the amount of \$2825. A motion was made by Tom Ruddy to accept the proposal as submitted, motion second by Carrie Wyatt and carried unanimously. The county has been to the community to provide a permit. President Giar discussed the recent solicitors within the community each member is encouraged to pay attention to their surround. A slideshow presentation was presented, reflecting the boards, accomplishments, and the community mission statement.*
6. *Treasurers Report... Attached treasurers report*
7. *ARB Report... Paula Levesque reported there were several ARC architectural applications submitted for review and consideration 1382 River Oaks Court approved, 1438 Woodstream Dr. approved with conditions, 1469 Woodstream approved, 1454 Woodstream approved, 4815 Edgepark approved, 1402 River Oaks 4800 pebble Brook*
8. *Maintenance Report... **Cross Creek Maintenance** - information for the board member or representative responsible for Cross Creek Maintenance **Wells providing irrigation We** have a Contract for Preventative Maintenance (PM) twice a year on both wells by Accurate Drilling. Warranty is up on both wells. The initial cost for both wells was 18k, which included pumps, electrical, pressure tanks and controllers. Our maintenance actions consist of "on and off" controller only. Pebble Brook controller is in front of first house behind wall coming in. Woodstream controller is behind wall coming in. **Entrance lights** on Pebble Brook, the electric equipment is behind wall in front of first house coming in. Woodstream equipment is behind the wall coming in and behind the wall at median (island). All pedestal lights are on photocells. The*

bulbs are from Lowe's. The outlets (for Christmas Lights) are hot all the time. Low voltage comes from 5 transformers on the walls. The light pole near the bench on Woodstream belongs to HOA. The power comes from the photocell behind the wall coming in. Woodstream entrance electric at median 65/75 amps going over/under to breaker box behind wall coming in. Amps are maxed out. Cable under street is maxed out - if we need more amp's new cable will have to be run. This is the same situation at Pebble Brook. There were six light poles around the pool. The lights are gone but the wires are still in place though disconnected. HOA owns the two pole lights at pool entrance. The lights bulbs are special LED. They are controlled by a timer behind pool restrooms. Rick's Pool contract controls the interior pool light and equipment. Fountain controllers are analog and must be reset manually. Fountain equipment and electricity at big pond on Woodstream is behind the wall coming in. The small pond fountain equipment is behind Fusaro's house. We have a maintenance contract for fountains and lakes with James Roehm - Lake Brothers which is done Quarterly. **Irrigation – common ground.** The controllers for irrigation are at Pebble Brook coming in and behind the wall at Giancola's house. There is a controller behind the restrooms. The Woodstream controller is behind the wall at the median. Common ground Irrigation. HOA has a contract with Local Irrigation. They check the common ground bimonthly. If there is a main leak/problem, it's repaired at HOA expense. If the issue is on residents' side of solenoid it's the homeowner 'expense. Residents are responsible for their own irrigation maintenance/repairs and can use their choice of vendor. The key to the dead bolt for the restrooms is inside the pool bulletin board. **Vendors we use** Accurate Drilling - PM Contract - (813) 643-6161 Affordable Work Orders – (727) 709-4895 pool area cleaning/maintenance Concrete Work – (727) 294-1378 Chuck Fairman, Florida Pavement Services Daily Group – (727) 385-1551 Jim King – house painting contract David Smith Landscape - (727) 564-8800 (small job maintenance) Florida Plumbing – (727) 463-0752 Billy Lake Brothers – (727) 421-1921 James Roehm (fountains and lakes contract) Local Irrigation Contract (common grounds) – (727) 288-2853 Mike Verneuille Millenium Landscaping Contract – (727) 643-2922 Vinny O'Neil's Tree Service – (727) 296-4832 Carson Smith (Cross Creek contact) Power Phase Electric - Les (727) 389-0763 (small jobs) Riptide Pressure Washing – (727) 216-9672 Roof Cleaning – (813) 577-2488 James – Greenleaf Roofing Rick's Pool Contract - (727) 442-4343 Tardiff Electric - (727) 733-5092 (big jobs) Top Gun Electric – (727) 542-7225 (big job of course) I will meet with maintenance representative of new board to explain any further maintenance issue that I have serviced.

9. Manager's Report... Manager reported on delinquencies stating the collection status report through November 30, 2024, totals \$1958.04 with interest of \$11.31 late letters are sent out accordingly. Set several projects bathroom restoration sidewalk grinding and Repair PSSC proposal by precision updated reserve study with Felton group FPAT , leaf cleanup, pond Restoration, Spectrum cable program implemented which provided the association with a large incentive, refund pool bathroom remodeling project extensive stucco drywall miscellaneous plumbing items replaced in the pool house bathrooms, tree program with Apollo O'Neill many capital improvements Paint project underway 2025 budget review and approval keeping the fees comfortable. Roof systems cleaned to buy green leaf roofing in preparation for the paint project \$525 per roof.
10. Adjournment... Directly following will be the Annual Members Meeting. A special thank you to Sally Giar and Tom Ruddy for their time served. There being no further business a motion was made by Carrie Wyatt to adjourn the meeting at 5:50 PM motion second by Sally Giar and carried unanimously

Cross Creek Annual Members Meeting Wednesday,
December 4, 2024 at 5 PM via Zoom

1. *Call to order... The meeting was called to order at 5:55 PM by property manager Kim Hayes representing Management & Associates
Rollcall... Calling of the role and certifying of proxies to establish a quorum... Manager stated they were 53 proxies and a quorum was established.*
2. *Proof of notice of meeting... Manager presented proof of notice sent out to the membership USPS mail in accordance*
3. *Disposal of any unapproved minutes from the annual members meeting 2023... A motion was made by Sally Giar to wave of the reading of the minutes from the previous meeting and approved as presented, motion second by Tom Rudy, and carried unanimously.*
4. *Election of directors... There were several positions available as a board can be no less than (3) three no more than (5) five, with 2 members who put their notice of intent to run for the board. Arch Johnston and Parker Stafford therefore they are appointed by acclamation and will serve on the board with Carrie Wyatt. Board positions will be discussed in the organizational meeting*
5. *Adjournment... Directly following the Annual Members Meeting will be the Organizational Meeting. The sole purpose is to appoint board positions and members are encouraged to attend.
There being no further business a motion was made Sally Giar and second by Tom Ruddy to adjourn the meeting at 6:04 PM, motion carried unanimously.*

Organizational Meeting Wednesday, December 4, 2024 at 5 PM via Zoom with the sole purpose to appoint board positions
Members are invited to stay.

1. *Call to order... the meeting was called to order by property manager Kim Hayes representing Management & Associates who acted as recording secretary*
2. *Election of officers... The election of offices the sole purpose is to appoint board positions.*
A motion was made by Parker Stafford to nominate Arch Johnston as president motion second by Carrie Wyatt and carried unanimously.

A motion was made by Arch Johnston to appoint Parker Stafford, as Vice President – Treasurer motion second by Carrie Wyatt and carried unanimously.

A motion was made by Parker Stafford to appoint Carrie Wyatt as Secretary, motion, second by Arch Johnston and carried unanimously.

Your new board President Arch Johnston, Vice president – Treasurer Parker Stafford Secretary Carrie Wyatt, we thank you all for your service next meeting date to be decided in January.

3. *Adjournment... There being no further business a motion was made by Arch Johnston to adjourn the meeting at 6:15 PM motion second by Parker Stafford, and carried unanimously*

PRESIDENT: Arch Johnston

VICE PRESIDENT-TREASURER: Parker Stafford

SECRETARY: Carrie Wyatt