

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
December 7, 2005

Call to Order: President Called the meeting to Order at 7:20pm. At The East Lake Woodlands Country Club in Oldsmar, Florida.

Proof of notice was given as form of affidavit.

Establishing a quorum and certifying proxies: A quorum was established either by proxy or in person.

Reading and Disposal of any unapproved minutes: Those being the minutes from the December 9, 2004 Annual Meeting. It was,

ON MOTION: Duly made by Thomas Booker, seconded by Connie Hillman and carried unanimously.

RESOLVE: To approve the minutes as submitted.

Treasurer's Report: Connie Hillman reported to the membership that as of 11.30.05 there is \$159,000.00 in the reserves and 13,000.00 in the operating account. Reserve expenses that are coming up are \$20,000.00 for painting, \$2800.00 for pressure washing and \$25-30,000.00 for mulch. A few unexpected expenses for the year have been with electrical at the Woodstream entrance, the fountain and pool motor repairs. For 2006 the monthly fee has been increased \$18.50 or a 7.81% increase, this had to be done to meet the communities operational needs as cable has gone up %7, ELW Master has increased 7%, irrigation contract with ELW has increases \$1700.00 for 2006, electric is up 16%, refuse has increased by 6% and the BOD has increased the contribution to the pool reserves to 2.25 a month per door. Connie also announced that there is road work that will be done early in the 2006 year and for the residents to get ready for that as they will not be able to park in the area of the work being done for 24-48 hours. A Question was asked as to how often the houses and roofs are cleaned and Connie informed them every 7 years.

Committee Reports: Muriel went over the Log Book and how the Secretary is responsible for logging all projects of the BOD so that none are lost through the cracks or in the changing of the Board Directors.

Nominations were asked from the floor. Carol Russell was nominated and she accepted. No other nominations came forward to serve on the Board. It was,

ON MOTION: Duly made by Thomas Booker, seconded by Connie Hillman and carried unanimously.

RESOLVE: To close and accept the nominations.

FURTHER RESOLVE: The Board is set as a five member Board instead of a seven member board as allowed by the documents.

Adjournment: It was, **ON MOTION:** Duly made by Connie Hillman, seconded by Thomas Booker and carried unanimously to adjourn the meeting.

Approved by:

Submitted by:

Carol Russell, President
Cross Creek HOA, Inc.

Tracey Keefer, LCAM
Management and Associates