

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
December 7, 2006

Call to Order: President Called the meeting to Order at 7:10pm. 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 7, 2005 Annual Meeting. It was,

ON MOTION: Duly made by Carol Russell, seconded by Dick Peck and carried unanimously.

RESOLVE: To approve the minutes as submitted.

President's Report: The President of the association discussed the different projects that were completed in 2006. He discussed the major change that took place when Cross Creek entered into a contract with a new lawn care company. There have been many positive outcomes from the change. Ten mailboxes were replaced this year and the association plans on doing 10 more next year. Of course the worst will be done first. The pool deck had been repainted, the pool house had been refurbished; gutters were placed on the pool house for further protection; the website is up and running.

Treasurer's Report: Connie Hillman reported to the membership that as of 11.30.06 there is \$151,216.00 in the reserves and \$21,912.00 in the operating account. Reserve expenses that are coming up are \$2,300.00 for Block removal and replacement. A few unexpected expenses for the year have been with electrical at the Woodstream entrance, the fountain and pool motor repairs. For 2007 the monthly fee has been increased \$19.00 to \$295.00, this had to be done to meet the communities operational needs. The monthly maintenance fee will increase by \$19 to \$295 or 06.88%

o This increase is mainly due to increased costs

▪ General Insurance	up 25% - \$1675	up
▪ \$1.14/unit/mo		
▪ ELWCA	up 7.7% - \$3500	up \$2.39
▪ R&M General	up 38.6% - \$1990	up \$1.36
▪ Grounds-Lawns/Fert/Palms	up 6.8% - \$6910	up \$4.72
▪ Grounds-Trees	up 100% - \$2500	up \$1.71
▪ Util-Cable TV	down 3.5% - \$921	down \$.63
▪ Pool Reserve	increased \$3875	up \$2.65
▪ Mailbox Reserve	increased \$1600	up \$1.09

Committee Reports: Carol discussed the newsletter and that it is being done monthly and will be placed on the website for those who wish to see it there. This year approximately twelve residents were welcomed. The landscape committee has decided to put in some trees and some small items. The committee plans on cleaning up the pool area in the spring.

There was one position for the Board of Directors available and there was one intent to run returned for the position that being the intent to run from Tom Booker.

Nominations were asked from the floor. There were none It was,

ON MOTION: Duly made by Dick Peck, seconded by Arthur Harris and carried unanimously.
RESOLVE: To close and accept the nominations.

The Board discussed the possibility of having the bylaws amended. Those amendments would include no soliciting in Cross Creek and no short term rentals. By a show of hands this discussion will be revisited again at a later date as the interest was low.

The function of the ARB was discussed and at this time the Board of Directors does not wish to make any changes.

It should be noted that the majority of votes either by proxy or in person reflect that the association will waive an audit for 2006, and that all surplus will be rolled over into the 2007 operating to defer maintenance costs. This vote was 27 yes and 10 no.

Adjournment: It was, **ON MOTION:** Duly made by Dick Peck, seconded by Neil MacKenzie and carried unanimously to adjourn the meeting.

Approved by:

Submitted by:

Tom Booker, President
Cross Creek HOA, Inc.

Jaime L. Soderland, LCAM
Management and Associates