

CROSS CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 5, 2006

A meeting of the Cross Creek Board of Directors was held on January 5, 2006 at Management & Associates, 1050A East Lake Woodlands Parkway, Oldsmar, Florida. Carol Russell, President called the meeting to order at 6:10 P.M.

Roll Call: Carol Russell, Bryan Kutchins, Connie Hillman and Thomas Booker were present. Residents Archie Johnston and Neil MacKenzie were present. Tracey Keefer, Property Manager acted as recording secretary.

Appointment of Director: It was,

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

RESOLVE: To appoint Archie Johnston to the Board to fill the empty position.

Election of Board Positions:

Nominations for Board positions were as follows:

President - Thomas Booker nominated Bryan Kutchins, Connie Hillman nominated Carol Russell and Bryan Kutchins nominated Thomas Booker. Discussion took place on the post of President. Tom Booker feels that it is in the best interest of the community to have the people serving the Board of Directors to change positions and that in the past the community had dissension with previous Boards when no positions changed. Thomas also stated that Bryan Kutchins has been Vice President for two years and has served on the Board for many years and would be good in the position. Bryan stated that everyone on the Board of Directors would be a good President although he agrees with Tom that it is good for the community that the Board of Directors positions should rotate. Bryan also stated that he has a full law practice and would rather serve the Board as a Director as opposed to President and removed his name from the list for President. Connie Hillman stated that with Carol Russell as President she is always available as she is retired and can address issues as they come up on a daily basis. Archie Johnston stated that in his experience the standard has been that the same person cannot serve on the same post year after year and that rotation of positions is probably best. A vote was taken, there were two votes for Thomas Booker as President and one vote for Carol Russell. Thomas Booker was named President of the Board.

It was,

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

RESOLVE: To appoint Archie Johnston to be Vice President

It was,

ON MOTION: Duly made by Carol Russell, seconded by Thomas Booker and carried unanimously.

RESOLVE: To appoint Connie Hillman as Treasurer.

It was,

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

RESOLVE: To appoint Carol Russell as Secretary.

Bryan Kutchins will serve as Director at Large.

Reading and Disposal of Unapproved Minutes: Those being the minutes of the November 10, 2005 minutes. It was,

ON MOTION: Duly made by Connie Hillman, seconded by Carol Russell and carried unanimously.

RESOLVE: To approve the amended minutes.

Treasurer's Report: Connie Hillman had nothing to report since the December financials were not available as of yet. The Board was informed that the last payment to the Daily Group for painting had been made and that Grimebusters has also been paid in full.

Manager's Report: Tracey Keefer, Property Manager, reported on the following items:

- Tracey was given a new bill by Power Electric that had been lowered a little over \$100. The Board approved paying the bill and not using this company again.
- Tracey and Connie Hillman met with Si Landscape Lighting about new lights at the entry and around the lake. A new fixture was ordered for the broken lake fixture to see if the Board likes it. Si Lighting also stated that they could use low voltage lighting for the trees at the entry as well. The Board has asked Tracey to set up a night demonstration of their lighting before the next meeting and to have a proposal prepared for the next meeting. All nights but Monday and Friday are good for the demonstration.
- Tracey is working closely with Luke Brothers trying to ensure all loose ends are addressed and tied up before they are no longer the lawn maintenance vendor. The cement at the pool parking needs to be replaced as well as some sod that has died and that there is mulch all over the turf in the pool area as well as some residents that received a light dusting of mulch as opposed to the appropriate amount.
- The extension of contract for the Daily group was also discussed and it was,
ON MOTION: Duly made by Connie Hillman, seconded by Carol Russell and carried unanimously.
RESOLVE: To sign the extension of the contract with the Daily Group.
- The bill from AAA for \$475.00 for putting a hole in the wing wall when AAA found that it was beyond repair was reduced to \$200 and the Board of Directors agreed to pay this amount. It was,
ON MOTION: Duly made by Bryan Kutchins, seconded by Connie Hillman and carried unanimously.
RESOLVE: to allow AAA to rebuild a new solid block wall if they will match the price of \$2485.00 and to pay the \$200.
- Tracey reported that the streets will be treated on the 19th and 20th of January and that she is waiting for a informational packet from Asphalt Restoration so that letters and notices can be sent to the residents of the community.

Presidents Report: Carol Russell as former President gave her last report.

- Carol stated her concern about following up with Luke Brothers on mulch, cement repairs and the sod.
- An irrigation head that was broken at the pool has already been called into Management & Associates and had been repaired by ELW Water.
- There is an oak tree that is leaning by the pool parking pad that needs to be taken down.

- The sidewalks in the community need to be checked to see if they are rising and they need to be addressed and shaved. There is one that Carol is aware of at 4815 Edge Park Drive and would like to know if there is anything that can be done about the tree roots that keep causing this to happen?

New Business:

- The Board would like clarification as to what they will get from the lawyer for \$500.00 pertaining to their documents. What they want is the developer stuff taken out and their amendments merged into the documents and the documents updated to reflect current law and to please ask Dominick Scannavino to clarify.
- The Board will discuss any possible changes to the documents they think they should address and discuss at the next meeting.
- There is more pool tile that is popping off and it needs to be repaired.
- Continuation of the newsletter, Carol Russell stated that the webmaster, Cathy, has volunteered to do the newsletter if the Board of Directors provides her the necessary information.

Date, Time and Place of the next meeting: The next meeting will be on February 8, 2006 at Management & Associates at 6:00 P.M.

Adjournment: There being no further business to come before the Board it was,
ON MOTION: Duly made by Connie Hillman, seconded by Carol Russell and carried unanimously to adjourn the meeting.

Submitted by:

Approved by:

Tracey Keefer, LCAM
Property Manager
Management and Associates

Carol Russell, President
Cross Creek at East Lake Woodlands
Homeowners Association, Inc.