

CROSS CREEK HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
July 13, 2005

**Call to Order:** The meeting was called to order at 6:00 PM. by Carol Russell at Management & Associates, 1050A East Lake Woodlands Parkway, Oldsmar, Florida.

**Calling of the Roll:** The roll was called and those present were Connie Hillman, Bryan Kutchins, Tom Booker, Carol Russell and Muriel Yantiss. Gary Cheslock from Management & Associates acted as Recording Secretary.

**Reading and Disposal of Unapproved Minutes:** It was,

**ON MOTION:** Duly made by Connie Hillman, seconded by Bryan Kutchins and carried unanimously.

**RESOLVE:** To approve the minutes of the June 8, 2005 meeting as submitted.

**Treasurer's Report:** Connie Hillman read the report. The financials look good.

Tom Picciano gave a presentation for PSA for Horticulture and Grounds management.

**Manager's Report:** See attached.

**Old Business:**

1. It was,

**ON MOTION:** Duly made by Muriel Yantiss, seconded by Connie Hillman and carried unanimously.

**RESOLVE:** To purchase a worker compensation insurance policy for the Association. This policy will cover volunteers doing work for the association in case of injury.

2. It was,

**ON MOTION:** Duly made by Bryan Kutchins, seconded by Muriel Yantiss and carried unanimously.

**RESOLVE:** To contact Brudny & Rabin to find out what we can do about Mr.XXX and the weeds in his lanai.

**New Business:**

1. It was,

**ON MOTION:** Duly made by Bryan Kutchins, seconded\_ by Muriel Yantiss and carried unanimously.

**RESOLVE:** To have motion sensors installed on the lights in the restrooms at the pool.

2. There was discussion on hiring the Daily Group to paint the pool house at no cost this year so they don't have to come back in 2007. The inside perimeter wall is also scheduled to be painted in 2007. Gary will speak to the Daily Group about doing this painting as well this year.

3. Thomas Booker is going to make magnets with the Manager's business card.

4. Muriel presented a violation letter to be considered for Architectural Review Board letter.

5. Muriel presented a way of protecting the post for the street and stop signs.

6. There was discussion on the amount of pool chairs. There are currently 12 chaise lounges, 8 chairs and 2 tables. These quantities were determined to be sufficient.

7. Carol Russell presented suggested wording/text for new pool and spa rule signs. The wording was discussed and several suggestions were made. Carol and Connie will finalize by the next meeting.

S. The painting of Cross Creek fences was discussed. In the past, fences were painted along with the houses. Most of the phase 1 (brick) homes in Cross Creek have attached fences which were part of the original community design. All of these fences are 6' solid wood with lattice at the top. A question was raised as to whether we should have the non-standard, non-approved fences painted as well. Connie and Tom Booker will do an inventory of fences.

9. There was some discussion on parking. It is in the documents that overnight parking on the streets and blocking of the sidewalks is not allowed.

10. Connie met with Dennis of Cut Rite Landscaping regarding common grounds. Dennis should have a plan and estimate to Connie in the next few days. He suggests that the planting be done in late September.

Date, Time and Place of Next Meeting: August 10, 2005 at 6:00 PM at Management & Associates.

**Submitted by:**

**Approved by:**

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Gary Cheslock, LCAM  
Property Manager  
Management and Associates

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

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