

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 19, 2006

A meeting of the Cross Creek Board of Directors was held on July 19, 2006 at Management and Associates, 1050A East Lake Woodlands Parkway, Oldsmar, Florida.

The meeting was called to order at 6:00 by Tom Booker who acted as chairman of the meeting. Jaime L. Soderland of Management & Associates was present and served as recording secretary.

The roll was called and directors present were Connie Hillman, Tom Booker, Archie Johnston and Bryan Kutchins. Carol Russell was excused.

The Chairman then stated the first item of business was the disposal of any unapproved minutes, those being the minutes of the meeting held June 14, 2006. Minutes were approved as submitted.

The Chairman then addressed the visitors, that being: Bob Pizzini who asked to have more of a conduit for information. It was explained to Mr. Pizzini that we no longer have someone doing the newsletter, but that there is a website. Mr. Pizzini asked that a letter be sent out to the membership indicating who the Officer's were. Tom Booker, President, agreed to write one newsletter and said he that he would email it to Management for mailing.

A discussion on grounds maintenance took place. It seems that everyone is very pleased with Cutrite's work

The Chairman then asked for the Treasurer's report and Connie Hillman submitted same for audit. Please see treasurer's report and financial statement attached.

The Chairman then asked for the Manager's report and Ms. Soderland submitted her report which is attached to these minutes. Included in that report was the response from The Dailey Group in regards to the homes where the lanai obstructed the painter's ability to paint above the screen. The Dailey Group indicated that the screens would have to be pulled back by the homeowner in order to have that area painted.

The Chairman then stated the next item of business was unfinished business and to the best of his knowledge the following required action:

Timers: Dennis from Cutrite was able to locate and order the timers for the lights at the front entrances. At the same time the fountain wiring was checked it was determined that the mag starter for the fountain motor was disconnected and removed from the box.

ON MOTION: Duly made by Archie Johnston, seconded by Connie Hillman and carried unanimously.

RESOLVE: To have Dennis replace the timers as needed and order a mag starter if necessary to get the fountain working.

Mailboxes: The mailbox replacement was discussed and the price came in much higher with Peter Gilmore than would be with Creative Mailbox. Jaime will get with Mark from Creative and get an updated bid.

Rain Gutters: Jaime will get bids to have rain gutters installed on the pool house. The board will check to see if this is necessary and get back to the manager.

The Chairman then stated the next item of business was new business and to the best of his knowledge the following required action:

Parkway landscaping: The Treasurer indicated that there was an area along the parkway outside the front entrance that is all weeds and not being maintained as should be by the party responsible for doing that.

ON MOTION: Duly made by Brian Kutchins, seconded by Archie Johnston, and carried unanimously To have Dennis from Cutrite and/or Darwin clean out this area not to exceed \$1500.00.

RESOLVE: To have this work done and for the cost to be taken out of the Common Grounds Landscape Budget.

The following were Action Items to be addressed:

1. Jaime Soderland will call GA Nichols about the restrooms.
2. Jaime Soderland will contact the Palumbos with an alternate solution to his problem with the drain and driveway not being level.
3. Jaime Soderland will have Dennis remove the old lighting and electrical debris that Chris from Si` Lighting left behind the Woodstream entry wall.
4. Jaime Soderland will call Dave Snyder with Aquatic Services to see about a rebate due to the loss of a full pool of water because they neglected to place a plug correctly. She will also discuss the additional \$1800 charge for the step tile that was expected to be included in the original contract.

There being no further items to come before the Board, it was ON MOTION to adjourn the meeting.

Date, Time and Place of the next meeting: The next meeting will be on August 23, 2006 at Management and Associates at 6:00 p.m.

Submitted by:

Approved by:

Jaime L. Soderland, LCAM
Management and Associates

Tom Booker, President
Cross Creek at East Lake Woodlands
Homeowners Association, Inc.