

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 18, 2007

A meeting of the Cross Creek Board of Directors was held on July 18, 2007 at Management & Associates; 720 Brooker Creek Blvd., #206; Oldsmar, FL 34677

The meeting was called to order at 6:00P.M. by Archie Johnston 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, Archie Johnston, and Carol Russell. Bryan Kutchins and Tom Booker were absent. No homeowners were present.

The first item of business was the approval of any unapproved minutes and it was,

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

RESOLVE: To approve the minutes of the June 20, 2007 as submitted

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.

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

- Contact Aquatic Surfaces; make sure they meet with someone at the pool to go over what needs to be done.
- The home at 1374 River Oaks needs to provide more information prior to the board making any decisions.
- The homeowners with fences previously installed without ARB approval need to receive a letter notifying them of the unapproved status of their fences. When these fences are in need of repair, if 50% of the fence requires repair, the fence needs to be removed and the homeowner needs to submit an ARB application to replace the fence, if desired, with an ARB approved design. All fences in the community must be painted. Fences are regularly cleaned and painted every 7 years with the associated homes.
- The well issue has come up again due to the poor service we are receiving from ELW Water. We are gathering information on installing wells
- The mailbox plantings were discussed. The plants are expected to be put in later this week (7/19 – 7/20).
ON MOTION: Duly made by Carol Russell, seconded by Connie Hillman and carried unanimously
RESOLVE: There will be no exceptions on the mailbox plantings.
- The board would like Management to research CD rates to find higher yield for some of our Reserve Funds.

The Chairman then stated the next item of business was new business at which time the following was discussed:

- There was none.

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 Wednesday, August 15, 2007 at Management and Associates at 6:00 p.m.

Submitted by:

Approved by:

Jaime L. Soderland, LCAM
Management and Associates

Archie Johnston, President
Cross Creek at East Lake Woodlands
Homeowners Association, Inc.