

**CROSS CREEK HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 8, 2006**

A meeting of the Cross Creek Board of Directors was held on March 8, 2006 at Management & Associates, 1050A East Lake Woodlands Parkway, Oldsmar, Florida. Tom Booker, President called the meeting to order at 6:00 P.M.

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

**Reading and Disposal of Unapproved Minutes:**

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

**RESOLVE:** To approve the minutes of February 8, 2006 as submitted.

Mr. and Mrs. Mackenzie and Mr. Fisher were present. Mr. & Mrs. Mackenzie asked about the ARB ruling for the Olson's request to add on to their lanai. Connie Hillman, being a member of the ARB, informed them that the first plan submitted was turned down. The second plan submitted has been approved to build out no further than the bay window and tentative approval has been granted on an awning pending their material selection and further details. No permission has been given on anything to do with the patio until they submit new plans. Mr. Fisher then congratulated the Board of Directors as to how they handled the Olson/Mackenzie situation.

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

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

- The Manager inquired as to whom is responsible for shrubs that have died on a lot: the Owner or the Association since they take care of the maintenance of the plants? Tom Booker stated that he had spoken to the Attorney and he stated that it is not the responsibility of the Association. Tom Booker and Tracey Keefer will go to the home of 4771 Pebble Brook to speak with the Owners.
- Tracey Keefer informed the Board of Directors as to the status of the storm drain repair and alteration located at 1494 Woodstream. She had been out there with a General Contractor and the Owner came out and explained what they would like to see done in reconfiguring the collection box. Tracey told the Board of Directors that she explained to the Owner that the Association is only responsible to repair the area not reconfigure it. The owner stated that they want to extend their driveway and that they can't do it with the box configured as it is now, at which point Tracey asked if they were willing to pay for the reconfiguration. As a result of this conversation, the Owners husband came to see Dominick Scannavino and Dominick explained the situation to the Owner. The Owner seemed to understand and stated that they were no longer interested in extending the driveway. Tom Booker and Tracey Keefer will go to visit the Owners together to talk to them about the matter.
- Tracey Keefer inquired as to whether there is common property behind the homes along the pond in the back? The Board of Directors stated that there was no CCR common ground, that it either belongs to the Owner or the Country Club. They do not believe it is the Master Association's land.

- Management & Associates has hired a new maintenance man and he will be available to do some work for the Association for \$30.00 per hour which is less than vendors charge.

**Architectural Committee Report:** Connie Hillman reported that the ARB is working on standard guidelines and specs for the community to help the owners understand what they can and cannot do when submitting a request.

**Old Business:**

- Lighting:** There are numerous lights that are out at both entrances and discussion took place as to whether this is the time to switch to low voltage lighting. The Board is unsure where exactly the new lights will be and have asked the manager to have the vendor draw a picture as to where the new lights would actually be located. The Board has also asked the Manager to have Si Landscape Lighting to come back out and make all the new lake lights the same height as they are all different heights and not as sturdy as the demo light that was installed at 21 inches and is very sturdy and not to pay the final payment until they are corrected and the Board is happy with the work.
- Bid to replace pool wing walls:** Bid was submitted to the Board and discussion was held as to the need of a footer in order to build a block wall correctly and the fact that none of the other bids included a footer. The Board has requested the Manager to get bids to rebuild the wall as originally constructed.
- Sidewalks:** A bid for shaving the raised sidewalks was submitted to the Board the cost to shave 24 sidewalks was \$1500.00/62.50 each. The Board has requested another bid for this work to ensure that the above price is a good one.
- Bryan Kutchins asked if anyone was aware of one of the residents having a bat problem and if there was anyone else that may also be having this problem? The Board and the Manager were not aware of the problem or of anyone else having the same problem.

**Date, Time and Place of the next meeting:** The next meeting will be on April 12, 2006 at Management & Associates at 6:30 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:**

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Tracey Keefer, LCAM  
Property Manager  
Management and Associates

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