

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 10, 2006

A meeting of the Cross Creek Board of Directors was held on May 10, 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. Dominick Scannavino of Management & Associates, served as recording secretary.

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

The Chairman then stated the first item of business was the disposal of any unapproved minutes, those being the minutes of the meeting held April 12, 2006. Minutes were approved 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 Mr. Scannavino submitted his 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:

1. **Dick Smith Pool Covering** – Tom Booker spoke with Mr. Smith regarding his duties at the pool and recommended the Association release the check for his past services.

Tom Booker provided information from AquaCal a pool heating company. The report included the results of energy usage for pools similar to the one in Cross Creek. Although the cost to heat the pool is significant, the difference between the cost on an annual basis is the same or less than what the association is paying Mr. Smith. It was,

ON MOTION: Duly made by, seconded and carried unanimously.

RESOLVE: Terminate the service of Mr. Smith. Mr. Booker will advise him accordingly.

FURTHER RESOLVE: The association will no longer cover the pool. Dominick Scannavino was asked to have Jeff (maintenance man) cut the pool cover to the shape of the spa as opposed to purchasing a new cover for the spa. There should be sufficient material to produce several covers for the spa, which will be stored at the pool.

2. **Pool Cover Housing-** Should be removed.
3. **Storage Box-** Jeff to empty storage box and trash the contents (County Sanitation will pick it up)
4. **Storm Drains-** Received a proposal to repair storm drains (2) at a cost of \$2600.00- approved.
5. **Wing Walls-** Spray for termites and repair additional wood rot- approved.
6. **Painting of fences-** address with Daly Group.

The Chairman then stated that the next order of business was New Business and to the best of his knowledge the following items need attention:

1. **Insurance-** After reviewing the insurance proposal in the amount of \$7900.00. The agency re-rated the premium and indicated that the association will receive a check in the amount of \$2640.67.
2. **Patio Furniture-** Manager was requested to get a bid to restrap four (4) chaise lounges.
3. **Door replacement on bath house-** Manager to get bids from Nichols to replace existing doors with fiberglass doors.
4. **Pool gate-** Fence Factory will provide proposal.
5. **Pool deck-** Manager to get bids on painting and repairing cracks.
6. **Mailboxes 1498-1502-** approved to replace (creative mailboxes) with same style.
7. Manager to have lawn care company make sure to contain grass and conform to drain at pool pump area.
8. Manager was requested to get bid to center prune trees. Connie will show vendor which trees need the pruning. (Dennis from Cut Rite and Darwin Harmon)
9. **Wells-** ELW Water is not maintaining the irrigation system. It was suggested that Cross Creek terminate their relationship and dig three (3) deep wells to accommodate the irrigation of the community. Manager indicated that a restriction exists in digging wells. He will get a copy for the President and the Treasurer. The matter was tabled until further information can be retrieved.
10. Manager was asked to get the cost for the attorney to review the documents and what that review would include.
11. Connie complained that members of the community are not getting return telephone calls. The manager requested a list of those complaining so that he could return those calls. In most cases calls will come directly to Jennifer Savasta, Admin Asst. or Rick Limbert Service Coordinator. The manager seldom gets calls.

There being no further meeting 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 June 14, 2006 at Management and Associates at 6:00 p.m.

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

Submitted by:

Approved by:

Dominick Scannavino, Agent
Management and Associates

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