

**CROSS CREEK HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 10, 2005**

A meeting of the Cross Creek Board of Directors was held on November 10, 2005 at Management & Associates, 1050A East Lake Woodlands Parkway, Oldsmar, Florida. Carol Russell, President called the meeting to order at 6:05 P.M.

**Roll Call:** Carol Russell, Bryan Kutchins, Connie Hillman, Muriel Yantiss and Thomas Booker were present. Dominick Scannavino of Management & Associates was present and Tracey Keefer who acted as recording secretary.

**Reading and Disposal of Unapproved Minutes:** Those being the minutes of the October 12, 2005 minutes. It was,

**ON MOTION:** Duly made by Connie Hillman, seconded by Thomas Booker and carried unanimously.

**RESOLVE:** To approve the minutes as submitted.

**Treasurer's Report:** Connie Hillman presented the Treasurer's Report.

Bryan Kutchins reported that Wachovia Bank can park rollover CD's for six (6) months at 4% with a minimum investment of \$10,000.

Dominick Scannavino informed the Board that Management & Associates will be changing to Bay City Bank and that he may be able to get a better rate.

It was,

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

**RESOLVE:** To take \$50,000 from the money market account and to purchase a six month CD with either Wachovia Bank or Bay City Bank whoever has the higher interest.

**Presidents Report:** Carol Russell, President, reported on the following items:

1. Carol Russell asked the Property Manager if Anchor Pools had provided a bid to raise the pool equipment that sits too low and to put in a drain. Manager was asked to get bids and to call Brad Heimann with In The Gutter Cleaning Service to submit a bid as well.
2. Carol Russell informed the Board of Directors that Dominick Scannavino was going to be contacting AAA Services about the bill for putting a hole in the wing walls at the pool. The bills seem to be too high and in conflict with what the invoice states as the work is done, demolishing and removing the walls. The walls are still there but now with a hole.
3. Management & Associates was requested to print out a roster of residents' names, addresses and phone numbers so that the community directory can be updated.

**Committee Reports:**

1. Muriel Yantiss reported that the community documents have been scanned and loaded onto the website by Cathy.
2. Bryan Kutchins asked Dominick Scannavino about consolidating the community documents as well as incorporating the master East Lake Woodlands documents.

Dominick said he would get a copy of the master documents and call Michael Brudny to get a cost for doing this. It was,

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

**RESOLVE:** To update and consolidate the documents.

3. Thomas Booker has reviewed the landscape maintenance bids and proposals that have come in already.
4. Thomas Booker is looking into mailboxes similar to existing ones.
5. Pool bath doors will be replaced next year.
6. Entrance flowers are not done yet.

**New Business:**

1. **Lawn Care Bid Discussion:** Cut Rite gave a bid of \$8100.00 a month. They will divide the community into thirds and take three days to service the account. This method would allow for each home site to be weeded and detailed every time they mow, as desired.

Raymow Bid at \$11,200.00 per month

Nice Green and Beautiful bid at \$19,399,00 per month.

Thomas Booker said he would first like to meet with Cut-Rite and talk about firming up the terms of the contract. He would then like to write a termination letter to Luke Brothers by December 1 giving them a 60 day notice as required by their contract. It was,

**ON MOTION:** Duly made by Thomas Booker, seconded by Connie Hillman and carried unanimously.

**RESOLVE:** To send a 60 day termination notice to Luke Brothers by December 1, 2005.

2. **Newsletter-** This December newsletter will be Muriel's last newsletter. She will put in a notice about the annual meeting and that there are two (2) Board seats available for re-election this coming annual meeting.

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

1. A letter was sent to the Property Manager of Stonebriar to repair the fence that borders both properties.
2. Getting bids on dead pine tree by the pool.
3. Inquired about what exactly is wrong with the pool gate so that the proper bids can be obtained. Tracey was informed that the lock is fine but the door is dragging and therefore the lock is not lining up correctly and it needs to be painted.
4. Property Manager will be getting bids for the pool pumps to be raised higher and will call Anchor Pool to inquire about their bid as well as other vendors discussed earlier in the meeting.
5. Mulch list has been given to Luke Brothers.
6. Property Manager is working on getting bids for the pool bath wing walls and new fiberglass doors.
7. Asked for clarification as to what is going on with the pool tiles and was informed that they keep falling off and need to be put on correctly. Thomas Booker said not to worry about the cracks around the pool deck and the spa at this time, but it should be monitored.

**2006 Proposed Budget:** It was,

**ON MOTION:** Duly made by Thomas Booker, seconded by Bryan Kutchins and carried unanimously.

**RESOLVE:** To approve the 2006 budget. Connie Hillman was thanked she did a great job on the Budget.

**Date, Time and Place of the next meeting:** The next meeting will be the Annual Meeting held at the East Lake Woodlands Country Club on December 7, 2005 at 7:00 P.M.

**Adjournment:** There being no further business to come before the Board it was:

**ON MOTION:** Duly made by Connie Hillman, seconded by Bryan Kutchins 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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Carol Russell, President  
Cross Creek at East Lake Woodlands  
Homeowners Association, Inc.