

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 20, 2006

A meeting of the Cross Creek Board of Directors was held on September 20, 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, Carol Russell, and Bryan Kutchins.

The Chairman stated the first item of business was the disposal of any unapproved minutes, those being the minutes of the meeting held August 23, 2006. Minutes were approved as submitted.

There were no homeowner's present.

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 following was discussed further as part of the Manager's report:

- The payment to be made to Creative Mailbox and Design is not to exceed \$290.00 per post not per home.
- The no swimming signs will be posted as follows: One sign at the big pond next to the cement slab when you enter the community and the other sign at the rear pond anywhere that it is visible.

The Chairman then stated the next items of business were committee reports and to the best of his knowledge the following was discussed:

- A survey may be needed to address the fence issue where Cross Creek meets the Stonebriar community. At this time we are going to get a price on a survey, and look for the original plans, which may include same.
- ARB is quiet.
- We will probably wait until early 2007 to do any major landscaping work on the common grounds areas. Some minor things that will fit the budget and are OK to be done at this time of year will probably be done soon. Connie is planning to meet with Dennis Halenkamp in early October to discuss and make these decisions.
- The Welcome Committee distributed three packages. The updated telephone directory is ready for distribution. Carol Russell will ask to have the distribution volunteers deliver it.

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

- The Newsletter was discussed.

ON MOTION: Duly made by Connie Hillman, seconded by Carol Russell and carried by a vote of three yes, and two which abstained or didn't vote to go back to creating and distributing an Official Cross Creek Newsletter.

RESOLVE: Motion Carried and Cross Creek will have an Official Cross Creek Newsletter.

The newsletter will be created by Carol Russell.

- Ads in the newsletter was discussed

ON MOTION: Duly made by Brian Kutchins, seconded by Connie Hillman and carried by a vote of three yes, one nay, and one abstained from voting or did not vote to float the cost of the newsletter by selling advertisements.

RESOLVE: Motion Carried and the Official Cross Creek Newsletter will includes ads, at a cost of \$100.00 per ad per year to offset the cost of the newsletter.

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

Connie Hillman discussed the adopt-a-pond program and felt that John Ondash may be able to rally some volunteers to see if it will even be possible to implement a program like this.

The following were Action Items to be addressed:

- We need to select a date and reserve a location for the annual meeting in December.
- Management to contact Tom Booker to remind him about the bungi cord for the pool timer box.

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 October 18, 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.