

CROSS CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 20, 2008

A meeting of the Cross Creek Board of Directors was held on August 20, 2008 at Management & Associates; 720 Brooker Creek Blvd., #206; Oldsmar, Fl. 34677

The meeting was called to order at 6:03 P.M. by Archie Johnston who acted as chairman of the meeting. John Carlucci of Management & Associates was present and served as recording secretary.

The roll was called and directors present were Connie Hillman, Archie Johnston, Carol Russell and Tom Booker. No homeowners were present.

The first item of business was the approval of any unapproved minutes and it was,
ON MOTION: Duly made by Tom Booker, seconded by Archie Johnston and carried unanimously.
RESOLVE: To approve the minutes of the July 16, 2008 Board of Directors meeting.

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. Carlucci submitted his report which is attached to these minutes.

President's Report: Archie Johnston presented his report. There were none.

Officer's Report: There were none.

Committee Reports: There were none.

Old Business:

- Tom Booker reported that the next step in the well project is to try to develop a map of the irrigation system in Cross Creek.
- Roof Pressure Washing: A review of quotes is already in process. Manager to review with Jaime Soderland.
- Pool paver sealing was discussed. Manager is to review estimates obtained with Jaime Soderland.

New Business:

- Marc Thorne was nominated to fill the open position on the Board of Directors. It was,
 - **ON MOTION:** Duly made by Archie Johnston, seconded by Connie Hillman and carried unanimously
 - **RESOLVE:** To appoint Marc Thorne to the open Board of Directors position.
- The Manager brought up the Fining Policy Resolution based on his discussion of violations with the attorney. The attorney recommends that a Fining Committee be appointed and a Fining Policy be developed.
- The Board would like the Manager to obtain estimates for repairs to the Woodlands Blvd.wall.
- A discussion was held concerning violations and the procedures in place to handle, (e.g., number of violation letters, follow-up number of days, etc.) This procedure needs to be more fully defined as well as the wording of letters, etc.
- Pebble Brook Entrance: Estimates needed for repair of the Cross Creek letter "C".
- Connie Hillman asked about developing a 'Storm Plan' for Cross Creek. It should include what should be done at the pool and in the rest of the community if we are under a storm watch.
- Connie Hillman requested that the Manager start obtaining anticipated increases from vendors for the 2009 Budget.
- The Board requested searchable copies of their documents to be used for the Cross Creek website. There are problems with the file that exists currently.

Date, Time and Place of the next meeting: The next meeting will be on Wednesday, September 17, 2008 at Management and Associates at 6:00 p.m.

There being no further items to come before the Board, it was **ON MOTION:** Duly made by Connie Hillman, seconded by Archie Johnston and carried unanimously to adjourn the meeting.

Submitted by:

John D. Carlucci, LCAM
Management and Associates

Approved by:

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