

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 21, 2008**

A meeting of the Cross Creek Board of Directors was held on May 21, 2008 at Management & Associates; 720 Brooker Creek Blvd., #206; Oldsmar, Fl. 34677

The meeting was called to order at 6:00 P.M. by Archie Johnston 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, Archie Johnston and Carol Russell. Tom Booker and Sue Taylor were absent and no homeowners were present.

The first item of business was the approval of any unapproved minutes and it was,  
**ON MOTION:** Duly made by Connie Hillman, seconded by Carol Russell and carried unanimously.  
**RESOLVE:** To approve the minutes of the April 16, 2008 board meeting as corrected.

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.

President's Report: None.

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

- The new Spa pump should be installed today or tomorrow.
- Landscaping work in progress at the entrances and pool. 3 new pine trees have been planted near the Woodstream entrance to replace those that died. Additional plantings will be done at both entrances to replace plants that were lost in the freeze. Some work will be done in the pool area. More will come later. We're waiting on some things to see how well certain plants recover.
- ELW Water has not yet repaired the drain pipe at 1442 Woodstream that is causing the erosion problem. Jaime will contact ELW Water to see when they intend to start on this project.

The next item of business is New Business:

- Jaime has not yet received the bid for sealing the new pool deck pavers. She will contact Dennis about this.
- We will need to find a new contractor to clean the roofs of the homes to be painted this year. Grimebusters, our former contractor, has been sold. Jaime will secure bids for this work for the June meeting. The job must include using a mildacide and the contractor must be very conscientious so as not to break tiles. We paid \$250/roof to Grimebusters thru 2005. Hopefully, we can keep this at around \$300 per roof. There are 19 homes to be painted/roofs cleaned in 2008, 37 in 2009, 122 over five year period 2008 – 2012.
- The procedure for notifying residents of a violation was discussed. Jaime will send an apology letter to Ms. Broadhurst at 1477 Riverdale regarding the violation letter foul up. The letter should also reinforce the community rules prohibiting the parking of trucks of any size in driveways overnight.
- We need to do a thorough walkthrough in the community – covering front, back and side yards. Jaime will schedule. Walkthroughs need to be done regularly, at least twice a year.
- A letter needs to be sent to the owner and property manager of the home at 1398 River Oaks Ct to notify of the outdoor light violation and to request plans of rebuilding be approved. An ARB application should be included with the letter.

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 Wednesday, June 18, 2008 at Management and Associates at 6:00p.m.

**Submitted by:**

**Approved by:**

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Jaime L. Soderland, LCAM  
Management and Associates

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