

**CROSS CREEK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 19, 2008**

A meeting of the Board of Directors of Cross Creek Homeowners Association was held on November 19, 2008 at the office of Management and Associates, 720 Brooker Creek Blvd., Oldsmar, Florida 34677.

The meeting was called to order at 6:10 P.M. by Tom Booker who acted as chairperson of the meeting. John Carlucci of Management and Associates served as recording secretary.

The roll was called and the following directors were present: Thomas Booker, Connie Hillman Carol Russell, and Marc Thorne. Archie Johnson was absent.

The Chairman then stated the first order of business was the disposal of any unapproved minutes, those being the minutes of the meeting held on October 15, 2008 it was,

**ON MOTION:** Duly made by Tom Booker, seconded by Marc and carried unanimously.

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

The next order of business was the Treasurer's report: See attached.

The 2009 Budget was presented by the Treasurer and

**ON MOTION:** Duly made by Tom Booker, seconded by Connie and carried unanimously

**RESOLVE:** To approve the budget.

The next order of business was the Managers Report: See attached.

Manager will discuss with Jim King/Daily Group about the peeling paint and rusting metal beads on the walls along Woodlands Blvd – possible lack of primer. Manager will also discuss the paint warranty with Daily Group/Scott Paint and have a Scott Paint representative check to see that the painting is meeting the standards.

**President's Report:** No report.

**Old Business:**

1. Anchor Pools will not charge the fuel surcharge this coming year.
2. Tom has suggested that the association no longer provide mulch to the community bi-annually. After discussion the board majority agreed it would like to continue mulching the community, but look for sturdier mulch and only allow one type for the community as a whole.
3. Due to the early change in the weather, the landscaping that was planned around the pool area and at entrances will be postponed until spring.
4. The board will set up a meeting with Linda Broadhurst for pre-mediation.
5. The board requests that a letter be sent to homeowner's with homes being painted to update them on the new painting schedule.
6. Nothing more has been done by manager regarding contracting with a pressure washer for the roofs of homes to be painted in January of 2009.
7. Nothing has been done by manager regarding obtaining bids/contractor to seal the new pavers on the pool deck.

**New Business:**

1. The board has requested that Dominick explain M&A's policy on CD and manager's handling of such.

2. The association attorney suggests that the association hold a member meeting to propose a rule to detail storage on outside property. The board needs to provide 14 day notice of this meeting. She is available to discuss the workshop notes if the board would like to schedule a meeting at the attorney's office. Connie will work with the attorney regarding the wording of the rule.

**Date, time and place of the next meeting:** The next meeting will take place on January 21, 2009 at 6:00 at the office of Management and Associates.

**Adjournment:** There being no other business to come before the Board the meeting was adjourned.

**Submitted by:**

**Approved by:**

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**John Donald Carlucci, LCAM**  
**Management and Associates**

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**Archie Johnson, President**  
**Cross Creek Homeowners Association, Inc.**