

**Cross Creek Board of Directors Meeting**  
**Wednesday, February 5, 2025**  
**Location: Oldsmar Library, TECO Meeting Room**

**Call to order**

The meeting was called to order at 5:00 PM by President Arch Johnston at 5:00pm.

**Rollcall**

A quorum was established, as all board members were present: Arch Johnston, Parker Stafford and Carrie Wyatt, serving as Recording Secretary. Kim Hayes, Property Manager from Management and Associates was unable to attend due to illness.

**Proof of notice of meeting**

Arch Johnston presented proof of notice that the meeting was properly published and is in order.

**Disposal of any unapproved minutes**

A motion was made by Arch Johnston to waive the reading of the minutes from the previous meetings in December. The motion was seconded by Parker Stafford. A vote was taken and the motion was carried unanimously. (The annual meeting minutes to be approved at a later date.)

**President's Report**

HOA Board Certification

Arch Johnston gave a brief personal introduction and asked the community to "Help Us, to Help You" by being forthcoming with questions and feedback. President Johnston assured community members all of the new board officers and directors have met the department approved educational requirements per Florida State Sunshine Legislation 702.3033.

Management & Associates Improved Communication

President Johnston reported the new board met in-person with Kim Hayes and her staff in January. Eileen Shires, who now processes all community requests/complaints, will send a summary of open/closed work orders to the board directors every Friday.

Pool Clubhouse Repair

President Johnston explained that a draftsman from Team Farrell had submitted drawings for the clubhouse repair to their engineer who filed the Notice of Commencement for the project permit. The 10x10 plywood columns will be replaced with 12x12 cement blocks set back so as to not disrupt the current drainage. The community awaits the permit for further progress.

#### Hole in Pavement on Woodstream Drive

President Johnston described the large hole at 1438 Woodstream Drive as due to water erosion. The project could not begin until the large oak tree was successfully removed January 22, 2024 by O'Neils Tree Service. AMI will be out Friday to perform a visual scan of the large conduit prior to beginning the project.

#### Sidewalk Repairs

President Johnston reported that the board performed a neighborhood walk-through with Trent Kurkcu from Precision Sidewalk Safety. Precision performed 89 slice leveling cuts to half of the community sidewalks, along Woodstream Drive and Pebblebrook Drive. Trent will send a team out to do an evaluation for the second phase of the project with estimates for ADA compliance at levels from ¼ to 2 inches. The Precision cuts are noticeably different from the grinding done in the past due to the straight edge left by their equipment.

#### Canopy Trim

President Johnston explained that when O'Neils removed the oak tree on Woodstream, the canopy of the trees along the community sidewalks was also trimmed. Dead branches leftover from the hurricanes were removed only from where they hung over the streets.

### **Treasurer's Report**

Parker Stafford also gave a brief personal introduction, stating he had a lengthy tenure with Raymond James Financial Services. Treasurer Stafford promised to bring expertise, fiscal responsibility and transparency to the community. He also hoped to build out a Finance Committee. Treasurer Stafford reported that he had only recently received the December Financial report. The board will schedule future meetings later in the month in order to have the complete financial statements. Treasurer Stafford explained the community still has a healthy Reserve Fund of \$541,831. The Daily Group received their final payment of \$42,500 for the house painting.

#### Budget Comparison Report

Treasurer Stafford noted several budget variances including:

- Administrative Expense increased by \$534 for the year end coupon books.
- Water Expense showed an overage of \$430 due to a failure of the spa auto-fill.

- Ground Maintenance increased due to a fee from Millennium for \$894.
- Spectrum Cable Bill was over budget by \$2,410 due to the new bulk plan.

Treasurer Stafford stated he will be discussing the status of the pool equipment with Rick from Rick's Pool Service and the Board had already scheduled a meeting with James Slayton, the owner of Millennium for Thursday, Feb. 6th.

#### Treasurer Report Summary

In summary, Treasurer Stafford anticipated the operating budget to be sufficient. He will be working with Cash Flow projects in the next month to determine the best investment options for the reserves, most likely CDs and Treasury securities as in the past.

#### **ARB Report**

Rosette Bowsky described the six ARB architectural applications submitted for review and consideration from January 15th to February 1st. Project requests at the following homes were received, approved and completed: 1490 Woodstream Drive, two separate projects, 1525 Riverdale Drive, 1494 Woodstream Drive, 1371 Riverdale Drive and 1538 Woodstream Drive.

#### **Manager's Report**

President Johnston read the report on behalf of Kim Hayes, explaining that a remittance payment from the Spectrum Cable company for \$24,400, representing 122 x \$200, would be received by next week. The delinquent status for the community had dropped to \$637 as of 1/31/25.

#### **Maintenance Report**

No maintenance report was provided as these things were discussed earlier in the President's report. However, Parker Stafford made the motion to approve the AMI bid for \$22,000 to repair the street. Motion was seconded by the President, who explained that AMI will then fill the hole temporarily with gravel to prevent damage to vehicular traffic.

David Cooper asked who needed to be contacted when a street light is dim or not functioning properly. President Johnston replied that the light pole number needed to be reported to TECO either by phone or on-line to their website. Tom Giar reported damaged street lights and lights that were on during daytime hours along Woodstream Drive.

#### **Owner Question/Answer Session**

Bob Malagon reported that a Millennium employee had recently cut his new low voltage lighting cable, buried 3 inches underground. Parker Stafford urged him to bury the cable deeper and to put a brick over it for protection from the edging equipment.

Tom Ruddy asked if the pool hours could be extended beyond "Dawn to Dusk". Tom explained that the prior board had received an estimate from Top Gun Electric for \$2500 for enhanced pool lighting for night swimming. This suggestion was tabled until after the pool clubhouse repairs. David Coper recommended a timer for lights like those at tennis courts. Sally Giar mentioned that Fast Signs could very easily update the pool signage.

### **Adjournment**

President Johnston stated the board will be meeting every other month due to travel schedules and set the next board meeting for Wednesday, March 26th. Location to be determined. There being no further business, a motion was made by Parker Stafford to adjourn the meeting at 5:38 PM. The motion was seconded by Arch Johnston, who stated "because your time is valuable".