

# **Cross Creek Board of Directors Meeting**

## **Wednesday, March 26, 2025**

### **Via Zoom**

#### **Call to order**

The meeting was called to order 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 prior commitments.

#### **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 Carrie Wyatt to waive the reading of the minutes from the previous meetings in February. The motion was seconded by Parker Stafford. Minutes were approved as previously submitted.

#### **President's Report**

##### **Millennium**

Arch reported Millennium has agreed to alert the board the week prior to fertilizer/herbicide applications so that residents may be notified in advance by Eblasts. The sod along the Woodstream entrance and pond was replaced at the cost of \$1200 to the community. An underperforming crew member has been replaced. Arch explained that Eileen Shires sends out a weekly update on all open work orders and will now be following up with the vendors on community projects. Arch reminded the community to either tie or bag up yard clippings to facilitate removal. Millennium will not be responsible for removing debris from other contractors.

##### **Hole in Pavement on Woodstream Drive**

Arch discussed the successful completion of the street repair on Woodstream Drive, which was attributed to ground settling over 30 years. The repairs cost \$20,850, less than the approved \$22,000. A full report documenting the repairs, along with pictures, is being prepared by AMI. Groundwater had seeped into the 4ft diameter pipe under the street, requiring a new custom seal to be installed. Tree roots were removed, the cavity was filled with dirt and the street was sealed with new black top.

##### **Sidewalk Repairs**

Phase two of the sidewalk project, which started last month, is expected to be completed within the next 6 to 8 weeks.

### Greater Eastlake Homeowners Association Meeting

Arch discussed the annual ELW meeting, highlighting the repair of the main entrance's ENVERA System, improved security cameras, and the replacement of the split rail fence along the Sunflower back entrance. Both main entrances will also be modernized with new signage. He mentioned a 3% increase for each associated community. A safety study was performed and actually recommended removal of several stop signs for ease of emergency vehicle response. Be aware of changes to traffic patterns.

In conclusion, Arch discussed the known challenges of our community. Reserve funds have been designated toward major tree trimming (2027 - \$4000), pool pump system replacement (2029 - \$24,000) and painting of the perimeter wall (2026 - \$41,000).

### **Treasurer's Report**

#### Pool Clubhouse Repair

Parker Stafford provided an update on the pool restroom building, stating that the building permit was finally approved March 11th and the construction is expected to begin the first week of April. The permit will be posted and the pool will be closed 1-2 days for safety reasons. The new building columns will need to be inspected by Pinellas County upon completion and the shower will be re-configured afterwards.

#### February budget

Treasurer Stafford mentioned the Service and Utility expenses were over budget due to an additional \$10,500 hurricane clean-up bill, but since other categories were less than projected, the actual variance came up less. March expenses will be greater due to the repairs to the drain pipe, road repair, irrigation repairs and re-sodding.

#### Treasurer Report Summary

These expenses are not unexpected due to aging community infrastructure. Our casualty insurance does not include a provision for storm clean-up so the board will be reviewing our insurance coverage during the annual renewal appointment in April.

### **ARB Report**

Tami Gilbeaux described the six ARB architectural applications submitted for review and consideration. Project requests at the following homes were received, approved and completed: 4770 Pebblebrook Drive, 4807 Edge Park Drive, 1477 Riverdale Drive, 4726 Pebblebrook Drive, 4788 Pebblebrook Drive, and 1402 River Oaks Ct.

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

Sally Giar introduced a new resident on the Zoom video, Neal (and Monica) Malow, at 1527 Woodstream Drive.

### **Adjournment**

President Johnston thanked Tami for her diligence and expressed gratitude for Carrie's efforts to secure in-person locations for future meetings. Arch stated the board will be meeting every other month due to travel schedules and set the next meeting for May 28th at the Oldsmar Library. A communique will be forthcoming with the date and location of the meetings projected for the rest of the year. Eighteen residents were present via Zoom. There being no further business, a motion was made by Carrie Wyatt to adjourn the meeting at 5:47 pm. The motion was seconded by Parker Stafford.