

## Homeowners Meeting

April 21, 2026

1. **Call to Order** – Welcome. We are meeting by Zoom today.
2. **Calling the Roll** –
3. **Reading and Disposal of Unapproved of Minutes from Last Meeting**
4. **President's Report**

Thank you all for joining our Zoom HOA meeting tonight. It was wonderful seeing so many people at the potluck gathering at the pool Saturday night. We have such a nice group of neighbors and a fun evening was had by all. I want to take a moment and thank David and Margo Cooper for spearheading the event and the team of folks who helped organize, set up, run the event. All of your efforts were greatly appreciated. It was a delightful evening and the weather could not have been better. Thank you from all of us.

A. **Sidewalks** – Sidewalks continue to be a focus for the Board. We had Precision Sidewalks come out and give us a bid to “slice” more sidewalks in the north half of the community this year. This is the process by which they cut raised sidewalks to help mitigate trip hazards. I’m pleased to let everyone know that the work that was done 2 years ago has held up well. We need far fewer cuts to be made this year than in years past and we will save over \$7,000 as a result.

B. **Trees** – We continue to work with O’Neill’s Tree Service in prioritizing our trees along the parkways. Parker is heading up a project that he will cover during his report.

C. **TURFCO** – We continue to receive positive feedback from many of our neighbors letting us know that they feel the service we are receiving has been an improvement over our last landscape maintenance company.

D. **Drought** – We can't emphasize enough how serious this drought is at the current time. This is the driest year in the past 132 years here in Pinellas County. Severe drought conditions and declining water supplies have led the Southwest Florida Water Management District (SWFWMD) to issue a Modified Phase III "Extreme" Water Shortage Order. This elevated restriction level emphasizes the urgent need for customers throughout Pinellas County and surrounding areas to take immediate action to conserve water.

1. In addition to continued one-day-per-week watering, the following restrictions will go into effect April 3, 2026:

- a. No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing.
- b. Car washing at home (non-commercial) is only allowed on your lawn watering day and you must use a hose with a shutoff nozzle.
- c. Ornamental fountains are limited to four hours a day. The regular hours of operation can be selected by the owner but must be posted.
- d. Restaurants are required to only serve water upon request.
- e. Outdoor water use accounts for more than 50% of water consumed by households and residents should only water on their designated day. Pinellas County Utilities customers should continue to follow the one-

day-per-week watering schedule for all reclaimed, potable, well, lake and pond sources. We have sent out schedule as a reminder.

- f. To protect the remaining water supply, Pinellas County Utilities staff is authorized to issue fine of \$193 for violations of the watering restrictions. While staff typically issues warnings for these violations, warnings will not be allowed after April 17, 2026, due to the extreme drought conditions.

**E. Mulching** – Last month, we mulched 100 yards. It seemed to have revitalized the community. Besides looking better, a proper level of mulch also helps keep water in the ground around plants which is so important particularly this year.

**F. Updating Community By-Laws and Rules & Regulations** – The work on this has begun. We will be working with our attorney to consolidate all of the original and approved amendments into one document that will be much easier to read and use. Additionally, we will add the mandatory law changes that were approved in 2024 to be effective in 2025. We are looking forward to the simplification and clarification the revised docs will bring. Again as we have said before, we appreciate everyone’s support in the process and when we need to bring them forth for a vote later this year, we ask for everyone’s affirmative vote so Cross Creek will be in full compliance. We will continue to keep you updated.

**G. Committees** – Just to keep everyone updated, we have activated two committees. Parker Stafford is heading up the Reserves Committee and they are reviewing the projected needs of the future. He will review that in his report. Additionally, as we

have been working on the docs, there is a Fining Committee that is designated and is being activated to bring us into compliance with approved amendments.

5. **Treasurer's Report**
6. **ARB Report**
7. **Manager's Report – Peggy Semsey**
8. **Maintenance Report**
9. **Old Business**
10. **New Business**
11. **Next Meeting: - Tuesday, June 16**
12. **Adjournment**

UNAPPROVED DRAFT