

Cross Creek Board of Directors Meeting  
Wednesday, May 28, 2025  
Oldsmar Library

Call to order

The meeting was called to order by President Arch Johnston at 5:00pm. Arch welcomed our new residents: Trisha Zimmerman (4807 Edge Park Drive), Rich and Sheryl Garcia (143 Woodstream Drive) and Ingrid Liddane (1531 Riverdale Drive).

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 also present.

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

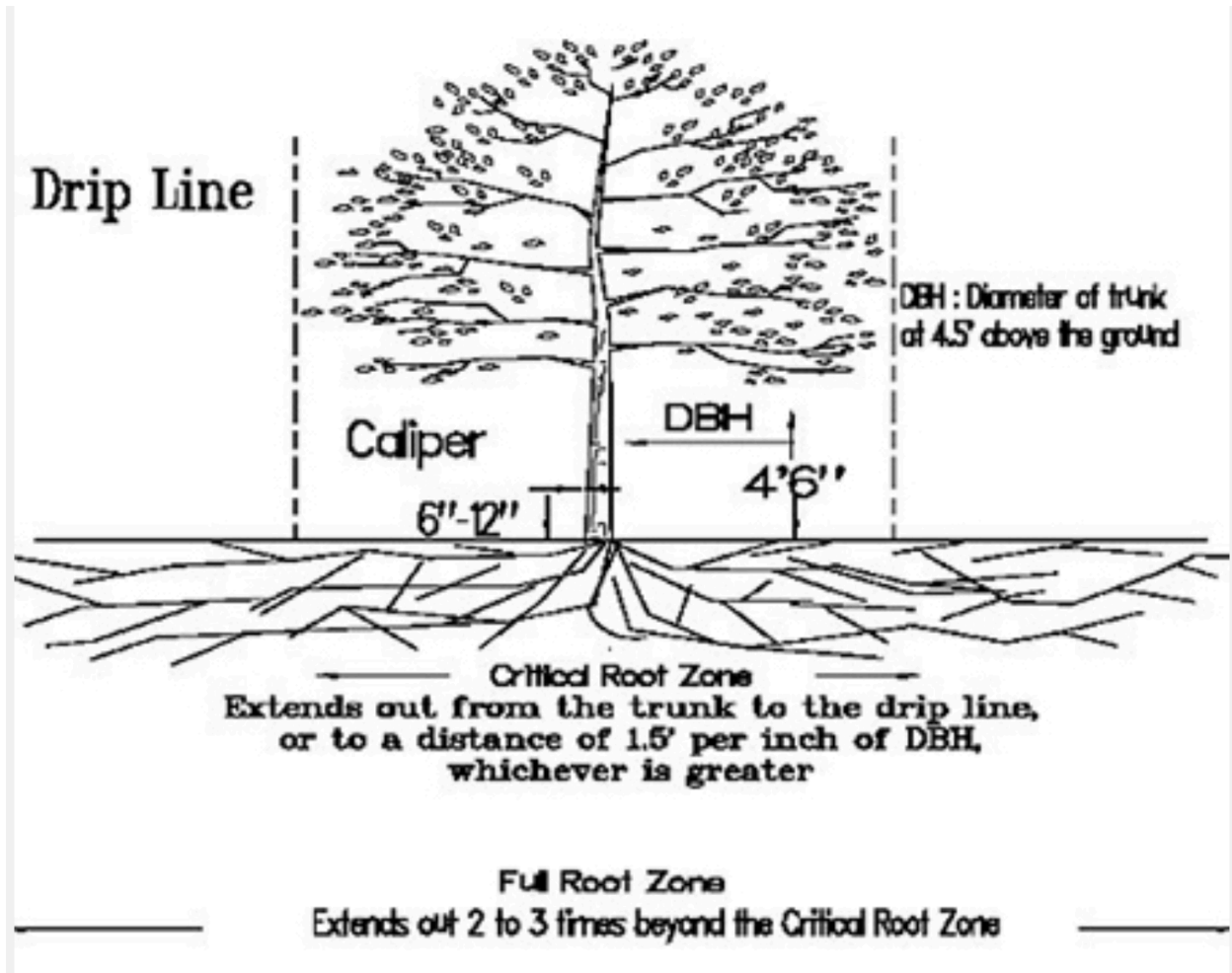
A motion was made by Parker Stafford to waive the reading of the minutes from the previous meeting in March. The motion was seconded by Carrie Wyatt. Minutes were approved as previously submitted.

President's Report

Trees/sidewalks

Arch explained to the community members, that although our tree lined streets are beautiful, the roots of these trees have lifted sidewalks becoming an important issue needing to be routinely addressed. Sidewalk repairs cost \$9,300 in 2024. Spring of 2025, 89 more sidewalk panels were trimmed for \$12,732, bringing the amount spent over the last 18 months for sidewalk repair to \$27,032 thus far. Arch emphasized, "this is not the completion nor the end of this activity".

Arch introduced Carson Smith, Chief Operating Officer for O'Neil's Tree Service for a presentation on Tree Root Management through Barriers. Carson commented that some of the screens in the slide show were not applicable to Cross Creek. Carson explained using Critical Root Zone calculations for the DBH, his crew could determine which roots under our sidewalks could be safely removed to ensure tree health. His team of arborists remove sidewalk panels that have been lifted by the tree roots, and then use an air gun to blow away air around these roots. Selected roots are removed. O'Neil's then pours an aggregate porous grout over the tree roots and adds a plastic layer. Sidewalks are reformed over this layer. The pilot project currently underway in Cross Creek will provide insight into the cost and feasibility of a future neighborhood-wide project.



Rosetta Bowsky asked Carson what was planned for the sidewalk panel pieces piled by the pool parking lot. Arch ensured Rosetta these would be removed in a timely manner.

#### Pool House Repair

Arch reported the pool house pillars are now constructed of cinderblock and filled with concrete. He thanked Sally Giar for her help with the purchase of a new set of table and chairs and three umbrellas.

#### Insurance Renewal

Arch explained that under Parker's watchful eye, the board negotiated the insurance renewal to include coverage for hurricane clean-up and an expansion of the Worker's Comp. Last year, the community incurred \$24,000 in clean-up expenses. The new policy will have a deductible far less than this cost. The Worker's Comp will cover community volunteers as members of committees.

#### HOA Presidents Meeting with ARDEA

Arch represented Cross Creek Community at a meeting with Aaron Lucas, General Manager of the ARDEA Golf and Country Club and James Roeker of Lake Brothers, regarding the ponds

and drainage. Aaron explained that the Club owns and maintains 250 acres of property and about 50 ponds. The easement property along the waterway behind Woodstream Drive, River Oaks Court and Pebblebrook Drive was referenced in the discussions. Aaron asked Arch to convey to homeowners an appeal to direct questions and/or concerns to the individual presidents of their homeowners associations. ARDEA has already spent \$80,000 on tree removal and issues related to erosion, weirs and drainage and has no funds left in their budget for items other than golf course maintenance. The Club has granted their “automatic approval” to any homeowner who would like to fix any issues in the easement at their personal expense. The Club does not use any of the water from ponds for irrigation. ARDEA does not use community waterways for irrigation at all. Instead, the Club utilizes only two City of Oldsmar reclaimed water reservoirs for golf course irrigation.

#### Treasurer's Report

Parker reported no significant delinquencies. The total cost of the new pool column project was \$10,352. Expense overages included the electric (+\$410 YTD) and refuse removal (+\$940 YTD). The irrigation expense was under-budget, although the community has recently experienced several pipe breaks. The operating income and reserve balances continue to provide significant financial stability. The month-end balance of reserves was \$595,527. Parker provided a handout on the Cross Creek HOA Reserve Status. The handout and full report will be posted on <https://www.elwccrosscreek.com/Finance.html>.

#### Secretary's Report

Carrie thanked Sally for her help with the Pool Club Committee and expressed appreciation to Tom Giar, Scott Childers, Tom Ruddy and others for their help in trouble-shooting with the Grounds/Maintenance Committee. She explained that Linda Gunther and Lorri Childers have started up a Social Committee, which recently hosted a thriving Lanai Ladies group and an Art Show at the pool. A discussion ensued regarding Carrie's comment about the water aerobics group also meeting at the pool. Sue Johnston voiced a concern that participants might need to sign a waiver. Lorri stated that the informal group members did not pay fees, nor employ an instructor. Kim Hayes agreed that if the participants were all there informally for fun with no instructor present, the community will not have liability. Many thanks to those who have stepped up to participate in the Finance Committee with Parker. The Landscape committee has submitted a plan for the improvements to our front entrances. Our Ponds Committee, the Roads/Streetlight Committee, and the Long Range Planning Committee are looking for volunteers. The Safety Committee is exploring the possibility of installing an AED Defibrillator device at the pool club. Those interested in the Welcome and Hospitality Committee should contact Carrie. Please take time to thank Wayde Wyatt for his hours donated to wrangling the 10 year old software for the Website and Communications Committee.

#### ARB

Rosetta Bowsky reported 1499 Riverdale Drive received ARB approval for driveway pavers and 4726 Pebblebrook Drive was approved for a hurricane type front door. Rosetta reviewed those actions requiring ARB applications. Carrie will send out this diagram with next EBLast.

## ARB Guidelines - Section 1.5

<b>Maintenance/Repairs No ARB application required</b>	<b>Improvements/Modification ARB application required</b>
Replanting annual type plants in same location.	Expanding/replacing garden plant bed
Resodding/weeding landscape	Replacing landscape
Refresh/repaint siding, stucco, doors	Painting siding, stucco, doors
Fixing broken window	Replacing broken window
Fixing gutter, downspout, drainage line	Replacing gutters, downspouts, drainage line
Trimming shrubs/trees	Removing/replacing shrubs/trees
Fixing broken irrigation heads	Replacing irrigation system
Fixing broken garage/coach lights	Replacing garage/coach lights
Fixing/patching driveway, walkway, retaining wall	Replacing driveway, walkway, retaining wall
Refurbishing deteriorated groundcover stone/rock/mulch in & around garden	Replacing groundcover stones/rocks/mulch in & around garden

### Manager's Report

Kim Hayes reported she had driven through Cross Community several times and most recently as this morning to perform routine inspections, looking for open garage doors, dirty roofs and sidewalks. A number of citations were sent out via mail. Kim explained that missing mailbox numbers and home addresses are a safety issue impacting emergency vehicle response. As a member of a family of law enforcement personnel, Kim reiterated that "open garage doors" provide the easiest point of entry for criminal activity. Residents are given 14 days to remediate a citation, but may be given an extension if they contact her office.

### Old Business

None stated.

### New Business

Previously addressed.

Adjournment

Arch thanked those in attendance and promised some form of Zoom technology would be available in the future for those unable to attend in-person meetings. The next meeting has been scheduled for Wednesday, July 23rd. There being no further business, a motion was made by Parker Stafford to adjourn the meeting at 6:01pm. The motion was seconded by Arch Johnston.