

Homeowners Meeting

June 16, 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. Let me highlight some projects that we have been working on.

- A. **Property Tax Credit** – Let's start out with a little bit of good news. We have recently been able to renew our surface water assessment evaluation that gives every home within the community a 31% discount on Water Mitigation portion of your property taxes. It probably amounts to \$40 per year per home but the savings to Cross Creek combined is around \$3,000. This will be good for another 2 years. When you look at your tax assessment, the amount shown is the net amount after the discount has been already applied. You don't need to do anything. This has been done for you as part of the community.
- B. **Sidewalks** – Sidewalks were cut in the north half of the neighborhood. We are pleased with this process and think it makes a smoother cut, it lasts longer and makes fewer tripping hazards. Next year, we will once again do the south half of the neighborhood.
- C. **Trees** – We continue to work with O'Neill's Tree Service in prioritizing our trees along the parkways. We have a tree on Woodstream that has become hollow and woodpeckers have been poking holes in that needs to be removed. Carson Smith, the

head arborist with O'Neill's Tree Service is working with us to determine what species of trees we can consider to replace removed trees. Considerations are trees whose root systems will not ruin sidewalks and streets while providing a canopy of shade that we have all enjoyed. We plan to have information prior to our next meeting.

D. Roof Cleaning – For the 22 homes that are scheduled to be painted in the fall this year, the roof cleaning was completed as of June 9th. The cost to the neighborhood was \$10,000. This will allow the Daily Group to paint without delay. We have requested an October painting schedule this year and we will confirm by our August meeting.

E. 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. TURFCO edges all driveways and sidewalks every Thursday and does half the garden beds each week so those get edged every other week.

F. Couple of Housekeeping Issues –

1. Parking – We want to keep our access to sidewalks open and accessible for pedestrians. Specifically, (Section 4.2(c)) vehicles parked in driveways should not block the sidewalks. Please be mindful of where your vehicle may be parked so you aren't blocking the sidewalks. Additionally, please don't park on the grass between the road and sidewalks.

2. Speeding – Friends, many people walk in the street or ride bikes. There have been several instances of late where speeding cars have almost hit someone. The speed limit on our main road within Eastlake Woodlands is 30 mph. We need to be more careful when driving in a residential area. When in the neighborhood, please be aware of those around you and drive at a lower speed

to help protect our fellow neighbors. We are asking delivery drivers to do the same.

- G. **Drought** – While we have enjoyed some rain, it has not had any significant impact on our Drought situation and the rainy season has yet to kick in consistently. 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. Watering is permitted only one-day-per-week. Additional restrictions will be re-evaluated this month.
- H. **Turn-Off Valves** – We have discussed this concern on several occasions over the past year at multiple meetings. It is imperative that you locate the valve in your yard that turns off **your personal irrigation system** if you have a leak. Each irrigation system was installed as part of building your home back in the 1990's but there is no master plan for us to be able to help you easily identify where yours may be located. It may be buried under lawn areas or within your planting beds. Over the years, they can easily get covered up. If you have a break in your irrigation system and cannot isolate it, you are personally adversely impacting the lawns and planting beds of your neighbors as well as the whole of our community.

The Board is here to administrate the neighborhood and we try to help as many folks as possible. The challenge and frustration here is that many people travel to get out of our summer heat. About a third of the homes in Cross Creek have the sprinkler control boxes located inside garages where nobody has access to when the owners are out of

town. In isolated instances where neighbors are gone and their system fails in their absence, we may need to act in an emergency capacity and cap off the water supply to your system in order to protect the community. In those instances, we will make an effort to contact you to make you aware of the situation but, it will be up to you to arrange the repair of your leak, the locating of your valve and pay to reconnect your system back to the main line. This is serious and could be costly. Please, if you don't know where your cut off valve is located, call a sprinkler company to find it or have a new one installed. Companies do not offer a flat rate for this work: it is done on a time and materials charge. As a result, costs will vary per home and by vendor. In some cases, it may be an easy locate your valve or, it could take several hours to locate it which will add to the expense. Each homeowner is responsible to take care of their own system. This is **not** a Board responsibility. Friends, we are ***forced*** to get involved if a system breaks when a turn off valve cannot be found by a homeowner. We only shut down the pumps to protect the neighborhood for the shortest amount of time possible so it doesn't waste water and drain our wells. We know everyone wants a nice yard and we want that for everyone in the community as well. If you haven't taken time to check your system out, we urge you to please do this as we enter the heat of the summer.

- I. **Updating Community By-Laws and Rules & Regulations** – We have worked with our attorney to consolidate all of the original Declaration of Covenants, Conditions and Restrictions and inserted any approved amendments as voted upon by the homeowners into one document that will be much easier to read and use. That work is now done. Let me emphasize, we have consolidated ONLY what was original and anything that has previously been voted on and approved. In this first phase, nothing new has been added. As a result, this does not require any vote by the homeowners; this is just an

administrative clean up and I will read a resolution for the Board to affirm and the Restated Declarations will be registered.

Phase two now begins where we will add the mandatory law changes that were approved by the State of Florida in 2024 to be effective in 2025. We are bound by these law changes but want to have them clearly stated in our documents. We are looking forward to the clarification each phase brings to our revised docs. While working with the attorneys, we are also keeping abreast of upcoming law changes and/or case law that may have an impact upon HOA's within the state. We will keep you all abreast of those issues as we know more. Again, as we have said before, we appreciate everyone's support in the process when we bring further updates to you that will require a vote later this year. Everyone's affirmative vote will help keep Cross Creek in full compliance. We will continue to keep you updated.

- 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, August 18**
- 12. Adjournment**