

Cross Creek Board of Directors Meeting
Wednesday, July 23, 2025
Via Zoom

Call to Order

The meeting was called to order by President Arch Johnston at 5:00pm. Twenty-eight neighbors participated.

Rollcall

A quorum was established, as all board members were present: Arch Johnston, President, Parker Stafford, Treasurer, and Carrie Wyatt, serving as Recording Secretary. Kim Hayes, Property Manager from Management & 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 Carrie Wyatt to waive the reading of the minutes from the previous meeting in May. The motion was seconded by Parker Stafford. Minutes were approved as previously submitted.

President's Report

Maintenance Free vs. HOA Managed

Local realtors may have led people to believe that homes in Cross Creek provided maintenance free living. This misleading impression may build false expectations and foster a sense that the landscape company is failing to comply with our needs.

Review of contractual responsibilities of Millennium

Weekly Lawn Mowing - April thru October

Every Other Week Mowing - November thru March

Edging Sidewalks, Driveways and Landscape beds with each mowing

Blowing debris every time with mowing

Lawn Fertilization four times per year

Weed, disease and insect control as needed

Shrub trimming

Tree trimming - up to 12 feet included

Palms - trimmed twice a year

Leaf Removal - four times per year

Mulching - every other year

The HOA cannot offer "concierge services" nor absorb the cost of special services.

Homeowners may request estimates for extra services from Millennium or hire another landscaper, but at their own expense. Homeowners may also contact Management &

Associates to be added to the “Do Not Trim List”. The Board has met with Millennium to improve communication. We do not want to have an adversarial relationship with our lawncare provider. Residents need to understand that Millennium uses floater staff when necessary who may not be familiar with the community.

New Irrigation Schedule

Arch explained that 26 homes water lawns on Sunday nights and several have controllers set for extended watering times. Parker motioned for the community to change the irrigation schedule to reduce over watering and prevent damage to lawns from mower traffic. Carrie seconded the motion. Residents will need to watch for emails with the new schedule and be diligent to re-set irrigation timers. The new irrigation schedule will also be posted in the pool clubhouse.

Landscape Committee

Arch mentioned the Millennium contract comes up for renewal at the end of this year. The Board tries to be forward thinking, and with resident input, has been looking at new bids for services. Residents have complained of brown patches on lawns, where Millennium sprayed for Chinch Bugs and treated for Torpedo and Bermuda grasses.

Community By-Laws and Rules & Regulations

Arch reported that board members and the ARB met to review new legislation and determined that the current ARB Guidelines are fully compliant in these areas. Arch invited all residents to email him with suggestions as he begins the review process of the existing Rules & Regulations. These bylaws have not been updated since this community was established and contain language regarding the developer and lot owners that no longer apply.

Solicitors

Solicitation is not permitted within EastLake Woodlands. Call the Marksmen Security Rover Patrol # (813) 382-9997 to make a report.

House Painting

The 2025 House Painting Schedule is posted at the pool and on the website. Please be sure to submit your color preferences to Management & Associates, Ebarlett@mgmt-assoc.com.

RFID passes

The ENVERA System RFID passes are now available at Management & Associates for free for existing vehicles. New vehicles that have not been previously registered will cost \$30.

Future HOA Meetings

Arch explained we may return to in-person meetings in the fall, but would need a larger turnout to rationalize the additional cost of renting the facility.

Manager's Report

Kim Hayes reported that eight accounts were currently delinquent totaling the sum of \$3213.

See Treasurer Report

Parker reported the final improvements to the pool clubhouse included Louvers and ventilation vents in the restrooms. The community storm drains had not been cleaned out since February 2021. Parker said since we had two major storms with lots of debris last year, it was incumbent upon us to have them cleaned this year. After several bids ranging from \$9000-14,000, the Board selected Seminole Septic, which has been recently acquired by a larger company called Windriver.

See ARB Report

Rosetta described a very busy month with nine received and approved applications.

Old Business

Sidewalk Pilot Project

Arch was very encouraged by the meticulous trimming of the tree roots by the O'Neil's arborists. Unfortunately, all three sidewalk areas will need to be re-done due to slope and drainage inadequacies. Carson admits the sidewalk "doming" may not be the solution for the larger Oak trees with significant root bases that have grown up over the sidewalks.

Hole in Woodstream Drive

A second hole opened up on Woodstream Drive adjacent to where AMI had done the previous repair project. AMI honored their guarantee and completely cleaned out and repaved this region. The area has been fully addressed and deemed safe.

New Business

Roof/Sidewalk Cleaning

The Board hired a new contractor, Krystal Klean Exteriors to clean the roofs of the homes being painted this September. Their company uses soft touch equipment and adds gypsum to water to neutralize and protect landscape plants. Many residents are taking advantage of their discount for driveway and sidewalk cleaning as well.

Landscape Projects

Arch thanked Tami Gilbeaux and Sally Giar for their help in planning to refresh the landscaping at both of the front entrances. The sod has been removed from the Woodstream flower bed and replaced with pine bark to create a more cohesive look. Thank you also to Carrie and Arch for weeding and upgrading the pool area flowerbed.

Lights at Pebblebrook Entrance

Arch described the process whereby a local handyman, Bjorn O'Shea, is working to isolate the electrical problem with the landscape lighting. He discovered 3 of the 4 lamp light sensors are also not working.

Questions

Several neighbors voiced frustrations with the lack of edging along flower beds. Joy Lenett requested help with a deteriorating palm tree.

Adjournment

The next meeting was scheduled for Wednesday, September 24th. There being no further business, a motion was made by Parker to adjourn the meeting at 6:10pm. The motion was seconded by Carrie.