

## **Communiqué**

### **May 26, 2021 BOD Meeting**

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

Sally Giar - Due to a number of recent ongoing incidents with overnight parking, including a confrontation between a resident and East Lake Security, our Board decided that it was time to enforce the ban against overnight street parking as many other communities have been doing for many years.

Unfortunately, a resident's vehicle was towed in error. This mistake did not happen because the Board undertook a process to enforce a long-standing prohibition against overnight parking in the street. It happened because A-1 Towing made a mistake in implementing the ban during the week beginning with Sunday May 16th through Sunday May 23rd.

Overnight street parking is banned within the Covenants and Deed Restrictions (Section 2.02) and therefore cannot be removed by the Board, and the Board is mandated to enforce the Association's governing documents under the By-Laws (article 4.4K).

Comments like "There has never been a tow policy before and there's no need of a tow policy" are not valid statements. The community is often not aware of incidents that happen because we (the Board) choose not to point out a resident that is in violation of our rules and regulations. In many cases speaking with a resident brings resolution to violation issues, but when residents ignore violation letters or when security reaches out to me personally to report a face-to-face incident with a resident specifically relating to overnight street parking, then enforcement of the policy becomes necessary.

#### **Treasurer's Report as of April 30, 2021**

Ed Potter reported the balance in the operating account as of April 30, 2021 is \$71,098.08 which is approximately \$4200 less than was in last month's budget. Income in April, at \$39453.39 was close to the average amount received per month. Expenses, at \$33340.90 were close to average monthly expenses and about \$2300

higher than last month's low expenses. Checks issued in late March but not paid until early April made up the rest of the difference in the monthly checking account balances. The reserve balance as of the end of April is \$316,572.22. The growth in the Reserve balance is the result of the \$14,265. monthly transfer to the Reserves plus some miscellaneous interest of about \$35. There continues to be a budgeting discrepancy with the refuse removal account that is evidenced by a monthly variance of \$58.58 and will result in a cumulative end of year variance of \$176.94. The reason for this variance is that Pinellas County authorized the refuse removal companies to increase their rates after the budget was finalized. It was their first increase in a number of years. There were no activities on the reserve projects during the month of April. I added an additional column to the Project Report which allows for the monitoring of the project costs versus their allocation for reserve projects. I'm happy to report that the Storm Sewer Cleaning project finished \$1400 under its allocation and the Pool Paver cleaning and repair project finished \$71.24 under its allocation.

**ARB:** Rosetta Bowsky reported there were (nine) 9 ARB applications submitted and approved.

- 1537 Riverdale - Cuccuro - Roof put on with no approval - has been approved - incorrect colod
- 1373 River Oaks - Frensey - 3 french drain pipes installed with down spouts
- 4806 Pebble Brook - Thompson - Removed a dying palm tree
- 1454 Woodstream - McDonald - Removing concrete driveway and walkway and installing pavers
- 1442 Woodstream - Otterbine - Removed underground propane tank and installed a generator
- 1546 Riverdale - Moore - Removed 3 dying palm trees
- 4747 Pebble Brook - Levesque- Removed an existing wood fence and replacing it with a vinyl fence
- 1451 Riverdale - Hughs - Removing a tile roof and replacing with a GAF shingle roof
- 4782 Pebble Brook - Curran - Modifying lanai screen
- **It is mandatory that all work on the outside of your house needs an ARB application which can be found on our web site at, [www.elwcrosscreek.com](http://www.elwcrosscreek.com) under the heading of ARB. An application needs to be filled out and submitted PRIOR to any work being done.**

### **Manager's Report:**

- Collection status report thru April 30, 2021 - Totaling \$2061.41, interest \$12.97 - one late letter sent

- Suncoast paving project completed
- Revised fence quote submitted to the board for review and consideration for a 4 foot fence as opposed to 6 foot fence around pool area
- Anthony from Great Florida insurance was introduced - New insurance agent for association - updated proposal explaining detail coverage's
- O'Neil's tree service proposal provided to board for review and consideration - updated tree maintenance program
- Kim Hayes stated if residents have issues or concerns, they should be directed to the property manager, **NOT** Board members private emails or phone

### **Maintenance Report:**

- Maple Tree on the common ground is dead, will have to be remove and not replaced
- Surge Protection Service (SPD) installed at pool by Rick's Pool - work initiated by Mark Hamilton for insurance purposes
- Both fountains have SPD in controllers
- Per Accurate Drilling, well pumps have internal SPD, but recommended installing them before equipment - Tardif to install
- Work to be done at Pebble Brook wall - installation of 2 outlets on pedestals for Christmas wreaths
- Replace or add photo cells where needed
- Replace 2 broken voltage LED lights
- Add SPD at both wells
- Quarterly maintenance contract from Solitude to service the fountains starts 6/1/2021
- Light replaced at Woodstream pedestal

### **Old Business:**

- Street Paving - completed - successful project
- Pool Fence - 4 foot galvanized chain link in black - existing pool key will still work
- Landscaping at entrances has been refreshed - looks beautiful
- Millennium - fertilizing lawns - please water

### **New Business:**

- Insurance - Great Florida - New Agent

**Community:** Please welcome our new neighbors: Kathy Kopl, 4819 Pebble Brook and Nedra Webb, 1385 River Oaks Ct.

Date, Place & Time of Next Meeting - The next meeting will take place on Wednesday, June 23, 2021, 5:00 P.M. via Zoom

Cross Creek BOD

**Mission Statement:**

Cross Creek Homeowners Association's mission is to preserve and enhance our community through effective and efficient management of the association's assets, enforcement of rules and covenants that preserve property values, and support initiatives and capital improvements that benefit the greater good of the community. The board will serve the homeowners by taking a fair, ethical and objective approach in representing the interest of all homeowners.