

## Communiqué

September 29, 2021 BOD Meeting

### President's Report -

President Sally Giar's monthly report:

- Sidewalk update - All sidewalks have been ground and they continue to replace slabs throughout the community.
- HOA is responsible for Palm tree trimming up to 30 feet in height. There are currently 25 trees over that height in Cross Creek and is expected to increase with more trees growing over that height every year. Eventually too many of the trees will be over 30 feet tall and we will not be able to afford to trim them using HOA funds.
- As a reminder it is the residents responsibility for sidewalk and driveway pressure cleaning. Due to an unusually rainy season this past summer, we have over 40 homes that need to have their driveways and sidewalks pressure cleaned. Below are names and phone numbers of vendors who will do that and it's up to you to contact them.
  - **All Surface Pressure Washing 727-543-3276**
  - **Rip Tide Pressure Washing 727-216-9672**
  - **Bay Area Pressure Washing 727-877-4222**
- The irrigation pumps have been shut down for the past week in order to allow the community to dry out after copious amounts rain this summer. The pumps have been turned on again, This is a reminder to turn off sprinklers when we have excessive rain. Please consider having a rain sensor installed to help alleviate this problem in the future. The minimal cost of doing so at about \$100 would go a long way in extending the life of our irrigation pumps.
- Erosion at large pond - Bob Hugenschmidt (the engineer that was involved in our pond remediation several years ago) will prepare an erosion report for Swiftmud as required this year. Mr. Hugenschmidt indicated that the south pond erosion is in reasonable condition for the present time.
- WE WANT TO REMIND HOMEOWNERS THAT CLUB CORP OWNS THE PROPERTY DIRECTLY ALONG THE BANK OF THE CREEK. CLUB CORP HAS HIRED MILLENNIUM TO TAKE CARE OF THEIR PROPERTY AND MILLENNIUM IS PERFORMING THE WORK THAT CLUB CORP HAS HIRED THEM TO DO. MILLENNIUM IS NOT EXPECTED TO HONOR CROSS CREEK HOMEOWNER MAINTENANCE REQUESTS ON THE CLUB CORP PROPERTY ALONG THE CREEK BANK. IF YOU HAVE A CONCERN RELATING TO THIS AREA, PLEASE CONTACT KIM HAYES AT MANAGEMENT & ASSOCIATES - [KHAYES@MGMT-ASSOC.COM](mailto:KHAYES@MGMT-ASSOC.COM)

- ELW board meeting - Mark Hamilton - Director at Large, reported that there is a strong likelihood of a 10% increase in the assessment for 2022. However the budget committee concluded that the only option for keeping the assessment increase below 10% was delaying a planned 2022 paving project for one or two years.
- Bobbie Spatora - Secretary, reported the topic of Access Control came up in reference to the Sunflower gate. The gate has been damaged 3 times in a relatively short period of time. The board discussed installing cameras and a barrier arm in addition to the steel gate, the board voted on it and it passed. ELW has voted on increasing their line of credit by \$450,000 for emergency purposes. The board decided that the Crepe Myrtle will be the signature tree for ELW. The Heron is on track for the next publication.

A motion was approved and second by the board for a Letter of Engagement authorizing M&A to file the 2022 not-for-profit corporation annual report with the state of Florida. A motion was made and seconded by the Board to have M&A prepare and file our 2021 income tax return.

**REMINDER: A reminder that pick up trucks need to be parked inside the homeowner's garage. Garage doors should be kept closed whenever reasonable/possible. Trash/re-cycle should not be put out on the curb before 6PM the night before pick-up. All trash bins belong in the garage after garbage pick.**

#### **Treasurer's Report:**

Treasurer Ed Potter's monthly report:

- The balance in the operating account as of July 2021 is \$73,099.84 which is approximately \$4138.48 more than was in last month's net balance of \$68,961.36.
- Operating income for August, at \$39,419.36 is close to the average amount received per month. Monthly expenses for August are \$36,671.28, slightly higher than the average for monthly expenses.
- The reserve balance as of the end of April is \$318,428.71. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of about \$138.19. There were \$9255.48 in reserve expenses for the month of August.
- The budgeting discrepancy with the grounds maintenance account is going to result in a cumulative end of year variance of \$1746.34. This is due to landscaping work done by another landscaper at the pool.
- As reported last month, there were two changes to the Operating Projects Reporting. I added the landscape lighting as a separate project line, and I combined sidewalk cleaning and sidewalk repairs into one project line.
- The invoice for \$4,410 from O'Neil's Tree Service for removing and replacing 3 trees was posted to the reserve account this month. We

currently have a \$10,772 positive variance for the projects completed this year. The reserve account has \$6,150 scheduled for tree trimming and maintenance for next year and this expense can be applied to that reserve account, if necessary.

### **Update on the Budget Process**

- We are on schedule to complete the development of the 2022 Budget by the October 20<sup>th</sup> meeting. There are some challenges that need to be addressed as we labor to deliver the most cost effective 2022 Budget that we can under the demands of a very uncertain economic future.
- Last year we identified our most financially significant service providers. The top 3 are: Millennium Landscaping, ELWCA, and Spectrum. Millennium and Spectrum have contract renewals coming up for 2022 and ELWCA has its regular budgetary review and revision to their assessments. Each is proposing an increase to their current fees/assessments - Millennium and ELWCA are proposing a 10% increase and Spectrum is expected to ask for a 5% increase. Additionally, our insurance company is recommending that we plan for a 10% in their costs as well. Those increases are not final yet as we are negotiating with Millennium and have attended a budget workshop meeting with ELWCA. Spectrum negotiations are expected to begin in another month or so and negotiations with the insurance company cannot begin until they have a better grasp on their price increase, most likely in the first quarter of 2022.
- We have some challenges in the reserves where the Daily Group is asking for a 2% raise. That raise has a big financial impact on the reserves because house painting costs are 34.9% of our total reserves because the cost of painting repeats 4 more times in our 30-year reserve timeline. Roof cleaning also repeats itself 4 more times in sync with house painting. Mulch costs are 13.5% of the total reserves. Mulch distribution repeats every 2 years, so any raise to that cost also has a big impact on the reserve balances. We anticipate a \$2000 increase in the cost of mulch for 2022

In summary, there are some challenges that we will have to meet over the next several weeks. Working with the Budget and Finance Committee, we have already addressed some financial responses to the changes in our budgetary environment. We will refine those responses over the coming weeks and have a good, cost effective budget for 2022.

**ARB:**

Rosetta Bowsky's monthly report:

- Rosetta reported 2 applications that were submitted to the committee for review and approved for the month of September.
- 4800 Pebble Brook - Replacing sliding glass door with impact glass and white frames, will not be installed until December due to manufacturing delays.
- 4819 Pebble Brook - installing a vinyl fence and replacing all her sod in the rear of the home.
- 2 non-compliant residents,
- 1389 River Oaks Court - Reifer - replacing a lanai screen, HO does not want to fill out an ARB application.
- 4777 Pebble Brook Drive - Roe - removed and replace a tile roof with singles.

**AN ARB APPLICATION IS MANDATORY WHEN REQUESTING WORK ON THE OUTSIDE OF YOUR HOME. THE APPLICATION CAN BE FOUND ON OUR WEB SITE AT: [WWW.ELWCROSSCREEK.COM](http://WWW.ELWCROSSCREEK.COM), UNDER THE HEADING OF "ARB" AN APPLICATION MUST BE COMPLETED AND SUBMITTED PRIOR TO ANY WORK BEING DONE.**

**Manager's Report:**

Kim Hayes monthly report:

- Kim Hayes reported that the decorative post for the tow signs are currently in production with Creative Mailbox Sign and Design.
- Majestic sidewalk grinding project is currently underway. Majestic also provided a projected plan for the following year which was provided to the board for review with the intent to help plan for future needed work, reflecting a budget amount that would be needed.
- The association web site domain name was up for renewal and the manager had the bookkeeper attend to the payment process.
- A rough draft of the proposed 2022 budget was sent to the board for review and consideration.
- The manager conducted a meeting with the board and Millennium Landscaping to discuss the contract renewal.
- There were approximately five violation letters that were sent out in accordance with rules and regulations.
- Palm tree trimming scheduled, weather permitting in October.
- Fence repair damage at large pond, caused and corrected by Millennium has been completed.
- Delinquent status report through September 29, 2021 reflects maintenance fees owed totaling \$1621.57; including maintenance fee and interest; one account received a late letter.

- Working with the board and attorney on proposed A&R Declaration documents and mailings.

**Maintenance Report:**

Tom Ruddy's monthly report:

- Tree roots that was undermining the blacktop was removed.
- Irrigation leak was caused when tree was removed on Woodstream - repaired by Millennium.
- Refastened mailbox at 1550 Woodstream Dr. and a new flag was installed.
- Vendor installed a new mailbox at 1543 Woodstream Dr.

**New Residents:**

Please help us welcome our newest residents:

Nilda Boyle - 1434 Woodstream Drive

Donna & Steve Pratton - 1473 Riverdale

**Old Business - N/A****New Business - N/A****Date, Place and Time of Next Meeting:**

October 20, 2021 at 5:00 PM on-line 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.