

Communiqué

Annual BOD, Membership and Organizational Meetings

December 15, 2021

President's Report:

- Sally Giar's report is the attached Power Point Presentation. Our accomplishments for 2021 and plans for 2022.

Treasurer's Report:

- Ed Potter the balance in the operating account as of November 30, 2021, is \$69,805.70 which is approximately \$1274.01 more than was in last month's net balance of \$68531.69. Operating income for November, at \$39,454.70, is close to the average amount received per month. Monthly expenses for November are \$35,235.25, which are about equal to the average for monthly expenses and \$4219.45 less than the monthly income.
- The reserve balance as of the end of November is \$361,367.03. The growth in the reserve balance is the result of the \$14,265 monthly transfer to the Reserves plus miscellaneous interest of \$50.67. There were no reserve expenses for the month of November.
- There is a negative variance to the repair and maintenance general account of \$1845.14 due to the adjustment of \$2400 for palm tree trimming. While this is a negative variance for the month, the year-end variance is expected to be positive.
- A positive variance to the grounds maintenance general account is due to last month's incorrect posting of two palm tree invoices totaling \$2400. The charges were reversed and posted to the repair and maintenance account where the charges were originally budgeted.

Projects Review

- Operating Projects' costs for November increased by \$435 for irrigation repairs during the month of November. The project is running under budget.

ARB:

- Rosetta Bowsky reported there was one application submitted with two changes at 1378 River Oaks Court. One part of the application was approved, reduction of a kitchen window on the left side of the house. ARB did not approve a change of a window to a door on the right side of the house.

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, UNDER THE HEADING OF "ARB". AN APPLICATION MUST BE COMPLETED AND SUBMITTED PRIOR TO ANY WORK BEING DONE.

Maintenance Report:

- Tom Ruddy reported a leak at Pebble Brook repaired by Aqua Pro - there was a ground rod stuck through a main irrigation pipe.

- Swiftmud inspection scheduled for South Pond in December - Solitude injected decaying solution into drainage area near red rock. Bob Hugenschmidt asked for 60-day inspection delay from Swiftmud. It has been rescheduled for February. Solitude said area should decay in a month or so.
- Millennium is to cut grass lower at control box in big pond - part of Swiftmud's inspection. Millennium has work order for the weeds at the control box.

Manager's Report:

- Kim Hayes, Manager, discussed the collection status report through November 30, 2021 totaling \$2145.12, of those \$35 charges pre-lien, \$56 charges were interest. The manager has advised the board to proceed with placing the current pre-lien delinquent account in lien status and the current late letter account in pre-lien status. The board has agreed to move forward with collection proceedings.
- The manager expressed the importance for owners to know what they are voting for, and more importantly, the need to ensure a quorum is established by members in person or proxy. If residents have questions or need clarification, and in order to maintain the integrity of the Cross Creek voting process for the community Covenants that will be voted on in January 2022, please contact Kim Hayes, property manager and representative of Management & Associates.
- **A detailed explanation of the voting process will be emailed to the community in advance.**

Membership Meeting:

- Certified Proxies. Director was approved by acclamation. Sally Giar will be servicing a three-year term.

Organizational Meeting:

- Motion by Bobbie Spatora to keep the slate the same, second by Ed Potter, motion carried unanimously.
- The officers and their positions for 2022 remain the same; "President" Sally Giar, "Vice President" Kathleen Blackwell, "Treasurer" Ed Potter, "Secretary" Bobbie Spatora, "Director at Large" Mark Hamilton.

Next Board Meeting:

- January 19, 2022 - on-line via Zoom - 6:00 P.M.

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.