



2020 Board Report

Your Board Members... volunteering for Cross Creek!

- ▶ **Sally Giar, President**
- ▶ **Kathleen Blackwell, Vice President**
- ▶ **Ed Potter, Treasurer**
- ▶ **Bobbie Spatora, Secretary**
- ▶ **Marc Hamilton, Director at Large**



Cross Creek Mission Statement

- ▶ **The Cross Creek homeowner association mission is to; preserve and enhance our community through effective and efficient management of the association's assets, enforce the rules and covenants to preserve property values and support initiatives and capital improvements that benefit the greater good of the community.**

Kudos To.....

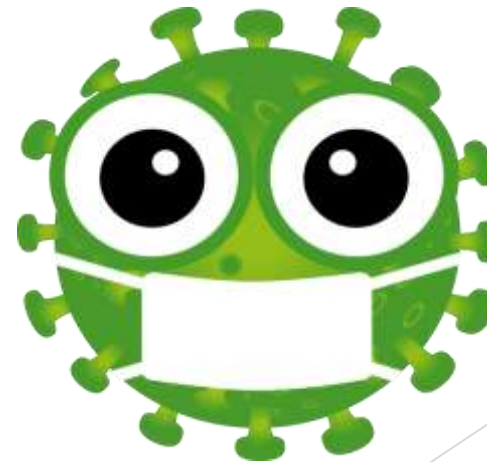
Community Members who volunteer for you!

- ▶ **Tom Ruddy**
- ▶ **Tom Giar**
- ▶ **Anonymous**
- ▶ **Architectural Review Board**
 - ▶ **Rosette Bowsky**
 - ▶ **Ramona Vazquez**
 - ▶ **Margaret Leigh**
- ▶ **Ad Hoc Finance Advisory**
 - ▶ **Bob Tedoldi**
 - ▶ **Connie Hillman**
 - ▶ **Rich Vitraelli**
 - ▶ **Parker Stafford**



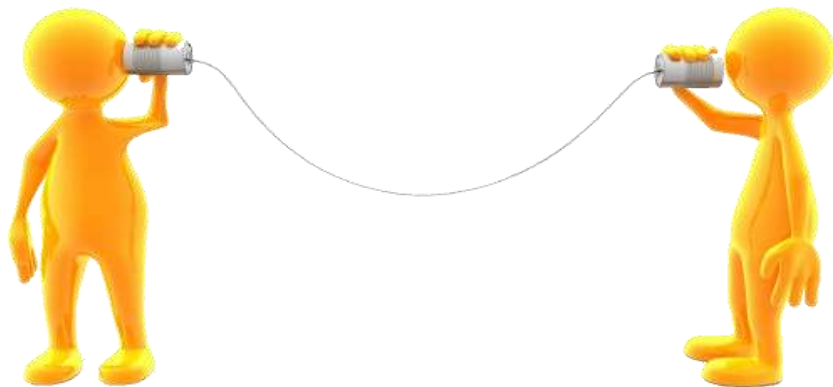
Covid - 19

- ▶ **Challenging!!!**
 - ▶ **For all Cross Creek residents personally**
 - ▶ **For the Board members when trying to conduct Board business**
 - ▶ **Initiated Zoom Meetings**



Communication! Communication! Communication!!

- ▶ **Our Goal:** Provide as much information as possible!
Transparency!
 - ▶ Zoom meetings - increased participation
 - ▶ 12 Communiques detailing board meetings
 - ▶ 39 E-Blasts providing pertinent information
 - ▶ 2020 President's Report





► **Our First Order of Board Business!!**



Street Signs Replaced



South Pond Fence Repair



Entrances Refurbished



Large Pond Drain Pipe Repair



Palm Tree Trimming

- ▶ **182 palm trees through out the community**
- ▶ **122 of them are now 30 feet tall and growing**
- ▶ **Many more approaching 30 feet**
- ▶ **TLC Landscaping awarded trimming contract**

Mulching

- ▶ **Every other year**
- ▶ **Done again in 2022**



New Fountain – Woodstream Entrance

- ▶ **Original fountain lasted 25 years**
- ▶ **Included electrical refurbishing**



Myrtle Trees and Palmetto Trimming

- ▶ **Property outside the wall owned by ELW but we maintain it**
- ▶ **4 Crepe Myrtle trees planted by ELW to prevent vehicles from pulling off the road / damaging our irrigation**
- ▶ **Maintaining Palmetto's as needed**



Club Corp – Creek Maintenance

- ▶ **Club Corp owns the property at the water edge**
- ▶ **Historically our landscape companies have maintained this property**
- ▶ **After negotiations, Club Corp has assumed responsibility and the expense of maintaining their property**
- ▶ **Estimated cost avoidance is \$12,000 a year**



Common Ground Maintenance

- ▶ **Removed aging/falling light poles at the pool**
- ▶ **Repaired sidewalks**
- ▶ **Removed overgrown shrubs and replaced with sod at main entrance**
- ▶ **Installed spa water level maintenance device**
- ▶ **Removed old/broken pool furniture**
- ▶ **Repaired pool umbrella**
- ▶ **Installed new spa pump**



Common Ground Maintenance

- ▶ **Installed “No Fishing” signs at south pond to prevent vandalism**
- ▶ **Repaired storm drain after hit by garbage truck (at no cost to us)**
- ▶ **Addressed ongoing irrigation issues**
- ▶ **Board members sanitized pool area daily for several months due to Covid-19**



Pavers Approved

- ▶ **Pavers are now an option if you should need or want to replace your concrete driveway**
- ▶ **ARB guidelines updated to reflect this new option**
- ▶ **Approved colors and patterns found in the guidelines**
- ▶ **Must submit an ARB application for approval**
- ▶ **Required to provide the ARB a sample of your paver choice**



Financial Accomplishments

Created monthly Treasurer's Report

- ▶ **provided detailed, simplified financial reporting**

Completed a Reserve Study

- ▶ **validated Reserve Account size and funding**

Reviewed insurance policies

- ▶ **identified shortcomings and practical additions**

Financial Accomplishments

Formed Budget & Finance Committee

- ▶ **2 board members & 2 community volunteers**
- ▶ **Mapped Reserve Study recommendations to Excel spreadsheets to optimize timing of projects**
- ▶ **Identified cashflow shortages and the funding of dispersals throughout the year**
- ▶ **Provided oversight of the budgetary planning process, recommended proper allocation of expenses to operating account and eliminated overuse of the reserve account**

Financial Accomplishments

Created operational contingency fund

- ▶ **provided safety and flexibility of cash flow management through monthly expense cycles**
- ▶ **reduces the risk for special assessments and loans**

Identified major cost drivers to the operating budget

- ▶ **provided clarity of how the budget is impacted by the cost of services provided**

Financial Challenges for FY 2021

- ▶ **Review all contracts and set a calendar for contract negotiations**
- ▶ **Negotiate contract renewals with 2 of the biggest cost drivers to the budget**
- ▶ **Identify major impact drivers to the reserve budget and clarify to Board and Community their effects on the reserve budget**
- ▶ **Execute reserve projects identified for 2021 implementation**
- ▶ **Monitor reserve project spending to insure it is in accord with Reserve Study projections for end-of-year 2021**
- ▶ **Bring insurance coverage up to date to include all major insurable assets**

Goals for 2021

▶ Operational Projects

- ▶ Ongoing irrigation repairs
- ▶ Pressure cleaning common grounds
- ▶ Maintenance of the entrances



▶ Planned Reserve Projects

- ▶ Asphalt road paving north end of community
- ▶ New pool fence
- ▶ Storm drain cleaning
- ▶ Cleaning and resealing pool pavers



▶ Administrative projects

- ▶ Revise/Update Covenants



Happy Holidays

Bring on
the
NEW YEAR!

A colorful illustration featuring a purple party hat with yellow dots and a yellow and blue firework exploding, positioned to the left of the text.





Thank you!