

Cross Creek HOA Board Members set our next meeting dates (5pm start time) as follows:

Feb. 17th

April 21st

June 16th

Aug 18th

Oct 20th

Dec 8th

In Summary:

Our recent workshop began at the home of President Arch Johnston at 7:20pm.

The Cross Creek HOA will begin the year with Zoom Meetings and hopefully, have an in-person meeting April/June. The early start at 5pm allows Debb to join from her office via Zoom. Debb suggested meeting in a room at Beef-O-Brady's on Tampa Rd. Carrie will check the rental cost.

Our group discussed the spa heater replacement, future street paving and house painting for 23 homes (includes pool clubhouse). The board decided adequate Reserves (70%+) were available, to the best of our limited knowledge of the future.

Phase 1 of Cross Creek was paved in July of 2016 and Phase 2 in May of 2021.

Each Cross Creek home costs \$2825 to paint. The Board was very pleased with Jim King and the Daily group, as the perimeter wall received three coats of paint and extensive stucco repair. We await the final invoice and expect an additional \$8000 may be added to the 2025 estimate due to the extensive stucco repair performed. House painting will be scheduled earlier this year, hopefully, in September and roof cleaning in August. The BOD will need to obtain a new contract for house painting, as this will be the final year of our existing contract. Since no homes will be painted in 2027 due to our seven year planned rotation, asphalt paving might be scheduled if deemed necessary.

The board is very pleased with the removal of the palmettos along the perimeter wall by the Greater Eastlake Woodlands. Some sprinkler repair needs to take place, at cost to ELW. Parker located some areas needing repair between Woodstream and Pebblebrook Drive, along Woodlands Parkway.

Parker will investigate using a different group to help with the next Reserve Study. We met some other financial resources at last year's CAI Reverse Trade Show with Jamie Ballard. Parker has formed a Finance Committee to help with strategy.

We discussed sidewalk slicing and any necessary tree removal. The board discussed complete removal of sidewalks, as the HOA pays about \$20,000 in annual maintenance of shifting sections. The board members will be performing a walk-through of the neighborhood soon. We

wondered if Peggy had had a chance to visit Cross Creek. We need a new roof cleaning company, as Krystal Klean proved unsatisfactory in 2025.

The Directors plan to schedule mulch for sometime end of March- early April. We discussed improving communication with the new lawn company, TURFCO and will finalize their contract asap.

Board members discussed some of the complaints received from residents about the recent shrub trimming. Mr. Sherman's area of concern was discussed. More recent photos need assessment.

We apologize for the recent lapse regarding the No Trim List. All TURFCO crew members have been made aware of the list. Please send Eileen Shires at Management & Associates, eshires@mgmt-assoc.com, your address, phone number, detailed description and photos for any landscape workout request. She helps us to track the completion of all work orders on a weekly basis.

Arch asked that the group consider monthly workshops to keep current on maintenance issues. Debb agreed, saying she could zoom during her lunch hour if needed.

Parker expressed some real concern that payments to vendors were delayed over December holidays. Be watching for emails about an upcoming, "Meet with a Director Day" at the pool area.

No voting or budget decisions took place.

Our group adjourned at 8:45pm.

Thank you Arch for hosting our workshop and the organization of ALL the handouts. Thank you Parker for hours and hours of analysis and accounting for all the vendor payments, or lack there of. Again, welcome Debb and we value your input as our newest member.

Respectfully submitted,
Carrie Wyatt
HOA Madame Secretary