

Homeowners Meeting

September 24, 2025

1. **Call to Order** – Welcome. We are meeting by Zoom today.
2. **Calling the Roll** –
3. **Reading and Disposal of Unapproved of Minutes from Last Meeting**
4. **Change in Management and Associates Personnel** – There have been some changes in personnel assignments at M&A. Monica D'Ambrosia who has been the ELW Manager has new assignments and **James Grant** will assume the duties as the ELW Manager so we will be interacting with him on a community-wide level. We have a new property manager who has been assigned to us here in Cross Creek. Before we introduce our new Manager, we want to take a minute and thank Kim Hayes for her past service and we appreciate her efforts on our behalf. Thank you Kim! Now, I would like to introduce **Peggy Semsey**. While new to working with us, Peggy comes with a depth of experience and has been working with M&A as a Commercial Property Manager since 2011. She knows the workings of Management and Associates and works closely with the East Lake Woodlands Community Association Manager as well as the ARDEA Country Club. Previously, she had experience working several commercial office buildings including the leasing, administrative and maintenance needs of the buildings. She currently manages Stonebriar, the Pinnacle and Pinewinds. She comes highly recommended and we look forward to working together. Please join me in welcoming Peggy to our team. Peggy had a previous commitment but looks forward to being with us at our next meeting.

5. **President's Report** – It's good to get together as we enter the Fall season and we have been blessed to have experienced a quiet hurricane season so far. Rest assured, we are fully prepared should a storm still form: drains have been cleaned out and trees have been trimmed. We are prepared as we can be in the event a hurricane would come this way. The theme of my report this month is ***Our Aging Infrastructure***. Normally, we report on projects that have been completed and I will do that but over the past several months, we have been addressing issues of aging sprinkler lines, lighting issues and sidewalks. In an effort to be transparent, we'll be reviewing ongoing projects currently under way. Some of them we have made progress in addressing and others, we don't have answers we need yet nor dates when things will be completed. It is not for lack of trying or spending hours working with various vendors in trying to resolve them.

A. **Aging Sprinkler Lines** – In July, we fixed a break in the main sprinkler line at the southwest side of the North Pond. Last week, this same main sprinkler line broke by the southeast side of the North Pond and was fixed yesterday. Our pumps and the main line that delivers water to each home was initially installed over 30 years ago. The most recent break was a failure of a previous fix that was made many years ago. Our entire system will be an item of priority over the next 2-3 years and reserve funds have been put aside for that purpose.

B. **Lights at the Pebblebrook Entrance** – The lights are not fully working. This has been an ongoing project since Spring. We hired an electrician who we thought had fixed the problem but the fix was short lived. We had each light examined and tested and 3 of the 4 lanterns worked but the whole thing died again. We have a new electrician who inspected the whole area. The good news is, the wire running under the road is good and does not need to be replaced. The issue appears to be that one lantern may not be

grounded properly and there are several light sensors that may not be working well with the GFI circuit. This is a work in progress so please bear with us. We are hoping work can be done before month-end.

- C. **Lights at the Pool** – There are yellow caution tapes placed on our pole lights but we do not know why. Three separate calls to TECO have yielded no response. Once the electrician fixes the lights at the Pebblebrook entrance, we will ask them to look at our light situation.
- D. **Chinchbugs and Fungus** – Lawns have been re-treated for chinchbugs as well as spot treatments of fungus that have been identified. With fall upon us, we will be able to add nutrients to the lawns following the summer ban and this will boost grass growth once more. ***Please note: starting October 1, we will begin the every other week mowing cycle and our mowing days will be changed back to Thursdays and Fridays.***
- E. **Sidewalks** – The sidewalks that were poured for the pilot program to save our trees and make our sidewalks safe were not done to our satisfaction. Three concrete subcontractors that have been hired by O'Neill's Tree Service have cancelled. We are waiting on the newest contractor to remove the sidewalks involved and repour them properly. Date TBD
- F. **Ponds** – Last week, Lake Brothers has retreated both ponds for the new growth of Hydrilla. With the torrential rain we had last month, the treatment that had been applied was diluted and did not finish the job as intended. This treatment should complete the task of ridding the ponds of Hydrilla for this year. As the Hydrilla dies, algae eats the hydrilla during the process but it too will dissipate. There was some concern about the amount of reed growth in the North Pond. James looked at it closely and felt it was about at the maximum level that it would grow and recommended that

we not spray to kill any because that would then cause additional algae to form on top of the water. We agreed to watch the levels for 3 months and make any further determinations after the first of the year.

- G. **Lawn Service Bids** – As we mentioned at our last meeting, we have begun to receive bids from Lawn Care companies for the next contract period for our community. We will make a decision within the next 6 – 8 weeks.

- H. **Community By-Laws and Rules & Regulations** – No update.

6. Treasurer's Report

7. ARB Report

8. Manager's Report – No report due to change in personnel.

9. Old Business

- A. **Dead Tree Removal** – The dead tree on Woodstream and a dead pine by the pool were removed August 6th as reported.

- B. **Hole in Woodstream Drive** – A second hole on Woodstream was fixed and it appears that everything is in good repair. We thank AMI for their warranty work on this at no cost of us.

- C. **Roofs on homes that are scheduled for painting** were cleaned and sidewalks and driveways were cleaned for those homes who scheduled private service.

- D. **Landscape Projects** - Some work has been completed on our landscape refresh for both entrances. Until the electrical issue gets resolved at the Pebblebrook entrance, we will not move any farther because the electricity feeding the sprinkler control system keeps cutting out and we need to rely on water for new plantings.

E. North Pond Fountain - Teco has laid a new line to our circuit breaker panel and a portion of the panel was replaced. Teco was due to come out today so the fountain will once again be fully operational this week.

F. New Business

1. **House Painting schedule starts this fall again.** The schedule is posted at the pool. Please be sure to submit your color preferences to M&A.

10. Next Meeting: Tuesday, November 18. Watch for updates. We will be announcing the date of the Annual Meeting and we plan for it to be an in-person meeting and we hope to be able to livestream it simultaneously. We are working on the details of that as we speak.

11. Adjournment