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## CREEKSIDE CROSSING MEETING MINUTES

### Virtual Meeting

June 7, 2022 6:00 p.m.

### Board Meeting Minutes

Attendees: Board of Directors: Vice President - Brian Skuja, Director - James Walker, Treasurer – Marie De Sousa Leite, President - Mike Urbanczyk, Foster Premier Property Manager - Sharon Gomez. Absent: Secretary – Carrie White  
7 Residents attended virtually.

A virtual meeting was called to order at 6:05 p.m. by Sharon.

Sharon noted that due to Mike's work constraints, the roles of President and Vice President would be changed. Marie motioned for Brian to assume the President position and Mike the Vice President position. 2<sup>nd</sup> by James. Motion carries.

#### Approval of the Minutes –

- March 24, 2022 – Motion by Marie to approve as presented, 2<sup>nd</sup> by Brian. Motion carries.

#### Financial Report – April 30, 2022

- Operating Account - \$181,512.09
  - Duplex Reserves - \$4,538.27
  - HOA Reserves – MM \$189,026.28
- The capital contribution for closings will be transferred this month and show on the June financial.

**Old Business** – Lennar Updates. Nothing further to provide. The berm landscape on Drauden is ready for turnover and a walk will be completed on Friday, June 10.

#### New Business

1. *Landscape Walk* – After discussing the pros and cons of planting in fall vs. spring, motion was made by James to approve the proposal as presented with the installation being in the fall of 2022 in an attempt to avoid having to water. Sharon to verify with K&R if removals can be arranged prior to fall - approval to move forward with removals is granted. 2<sup>nd</sup> by Brian. **Motion carries.**
  - a) *Removals/Replacements* - \$20,980
  - b) *Watering Services* - \$3,000 – Tabled - watering services to be reviewed later in fall, if needed.
2. *Reserve Study Update* - \$3,000 – Motion by Marie to approve the update with Reserve Advisors, 2<sup>nd</sup> by James. **Motion carries.**
3. *Sign Maintenance* – This item is **tabled** until the next meeting when a cost comparison can be made
  - a) *IWS, Inc*
  - b) *Vogt Construction*

#### Architectural Applications

4. *16028 Crescent Ln – Gazebo, Patio. Fire Pit* – Approved
5. *25205 Indian Bndry Ct – Patio. Fire Pit. Stairs* – Approved
6. *25214 Parkside Dr – Patio* – Approved
7. *16005 S Longcommon Ln – Retaining Wall/Landscape* – Approved
8. *16029 Longcommon Ln – Landscape. Patio. Seat Wall* – Approved

9. 16020 Crescent Ln – Fence – Approved
10. 16021 Crescent – Hot Tub – Approved
11. 16021 Crescent – Patio – Approved
12. 16021 Crescent – Storm Door – Approved
13. 16029 S Longcommon Ln – Patio/Seat Wall – Approved
14. 25211 Parkside Dr – Patio, Grill, Wall – Approved
15. 15731 Cove Circle – Garage Door – Approved
16. 15743 Cove Circle – Landscape Trees – Denied
17. 15743 Cove Circle – Landscape – Approved
18. 15614 Portage Ln – Basketball – Approved
19. 15701 Brookshore Dr – Landscape – Approved
20. 15702 Cove Circle – Patio Extension – Approved
21. 15708 Cove Circle – Aluminum Fence – Approved
22. 15727 Portage Ln – Tree – Approved
23. 16025 Longcommon Ln – Patio – Approved
24. 25313 Portage Ct – Storm Door – Approved
25. 15826 Brookshore Dr – Fence – Approved
26. 15727 Portage Ln – Trees – Approved
27. 15701 Brookshore Dr – Landscape Trees/Bushes – Approved
28. 15810 Cove Circle – Windows – Approved
29. 16017 Longcommon Ln – Patio/Landscape – Approved
30. 15717 Brookshore Dr – Landscape – Approved
31. 25304 Portage Ct – Patio – Approved
32. 25200 Indian Bndry Ct – Gazebo – Approved
33. 15721 Cove Circle – Roofing – Approved
34. 15713 Cove Circle – Front Door Color Change – Approved
35. 15725 Brookshore Dr – Landscape, Lighting, Pathway – Approved
36. 15725 Brookshore Dr – Lighting – Approved
37. 15837 Brookshore Dr – Patio – Approved
38. 15814 Brookshore Dr – Solar Panels - Approved
39. 16021 S Crescent Dr – Cedar Fence – Approved
40. 16001 S Longcommon Ln – Aluminum Fence – Approved
41. 15537 S Indian Boundary Line Rd – Doors/Windows – Approved
42. 15729 Brookshore Dr – Pool, Patio, Fire Pit, Hot Tub – Approved
43. 15743 Cove Circle – Fence Completion – Approved
44. 15713 Cove Circle – Aluminum Fence - Pending

*It was noted that two fences were installed without approval and the board will be considering fines as a consequence. Motion by Brian to approve or deny applications as reviewed by the committee and presented to the board, as indicated.*

#### **Committee Updates**

##### Duplex Committee

1. The committee is working on the landscape and snow RFP to be sent to contractors for bidding. Language still needs to be finalized and the committee will meet once more to finalize that language.
2. Social Committee  
*Social Committee has a community event planned for September 10. Information will be shared once finalized. All Creekside Crossing Owners are invited to attend.*

**Adjournment** – *Motion by Brian to adjourn the meeting at 6:33 p.m. There was no further business. Motion carries.*

**Executive Session** – No action taken