



CREEKSIDE CROSSING MEETING MINUTES

Virtual Meeting

January 10, 2022 6:00 p.m.

Board Meeting Minutes

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

A virtual meeting was called to order at 6:01 p.m. by Brian.

Approval of the Minutes –

- *November 29, 2021 – Motion by Marie to approve as presented, 2nd by Carrie. Motion carries.*

Financial Report – November 30, 2021

- Operating Account - \$133,472.98
- Duplex Reserves - \$3,592.93
- HOA Reserves – MM \$177,033.48

Motion by Marie to approve the financial report as presented, 2nd by Carrie. Motion carries.

Old Business - None

New Business

1. Rules & Regulations – Lighting. *The board discussed a recommendation to eliminate section 19.3 of the rules and regulations addressing the colors of the light bulbs used in garage coach and porch coach lights. It was recommended that this section be removed entirely, from the rules and regulations. The board will review all other rules and regulations with the intent of updating and including rules recently approved by the board within the document which will bear the date the update was made. Residents were encouraged to provide their suggestions to the management company by email for consideration. The board will review and update the document which will be distributed to all residents. In the interim, no violations for colored bulbs in coach lights will be written.*
2. Duplex Fence Amendment Approval – *The Board reviewed, discussed and approved the final version of the duplex fence amendment and ballot prepared by the Association’s attorney. The fence amendment allows wrought iron and aluminum fencing in the duplex area which is not currently allowed. Wood picket fencing was excluded as it is used in restricted lots which the Duplex community has none. Otherwise, this amendment mirrors what is allowed in single family homes. Motion by James to approve with the inclusion of a return date of March 1, 2022, 2nd by Brian. All in favor, motion carries.*
3. Fence Survey – Extended Fences Forward – Update. *Management company manager provided an update of responses received so far. To date , 44 voted NO and 35 voted YES.. The fence survey due date is Saturday January 15, 2022.*

4. *Lennar Discussion – Creekside Crossing South – Management company updated board and residents on potential areas that will transfer to the Creekside South Association. These will include the South Drauden Monument, the two south ponds, the round-about and all fingers, as well as the Renwick Rd southwest berm. Creekside Crossing HOA will retain the current monument along Renwick Rd including the wing walls and the fingers behind the monument. Lennar to draw up paperwork for review by the board and the association's attorney.*

Architectural Applications

- a) *16024 Longcommon Ln – Fence - Approved
Motion by Brian to approve or deny applications as reviewed by the committee and presented to the board, as indicated.*

Committee Updates

Duplex Committee

Marie indicated that based on expenses for the duplex units incurred fall of 2021, which included crabgrass application, aeration and overseed, there should be \$1,289 left from 2021 budgeted extras to transfer into the Duplex Reserve account. Motion by Marie and second by James. Motion carries. Amount will be confirmed once the December financial is received and funds will be transferred prior to January 31, 2022.

Social Committee

The initial introduction meeting for the Community Social Committee was held the 6th of January at 7:00pm via ZOOM. In attendance were Erin Taylor, Christina Belodinas and Carrie White.

The goal of the Social Committee is to create all-inclusive social events to provide opportunities for Creekside Crossing residents' participation, volunteering, leading to a strong and positive community cohesion.

Topics covered:

- Annual budget - \$1,000. Funds do roll over to following year if not used in full.*
- Suggestion to plan 1-2 social events a year, allowing significant time to communicate planned events to residents. Responsible for acquiring all necessary permits and permissions.*
- Community event plan will be submitted to HOA Board for approval at least 2-3 months before event - Communicate event details to residents through the help of the Property Manager.*

Adjournment – *Motion by Brian to adjourn the meeting at 6:40 p.m. as there was no further business. Motion carries.*