



CREEKSIDE CROSSING MEETING MINUTES

Virtual Meeting

March 24, 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,
10 Residents attended virtually.

A virtual meeting was called to order at 6:03 p.m. by Sharon.

Approval of the Minutes –

- *January 10, 2022 – Motion by Marie to approve as presented, 2nd by Carrie. Motion carries.*

Financial Report – February 28, 2022

- Operating Account - \$164,068.66
 - Duplex Reserves - \$4,538.12
 - HOA Reserves – MM \$185,495.61
- Duplex reserve transfer changed to \$945 from previous minutes.
Motion by Marie to accept, 2nd by Brian, motion carries.

Old Business - None

New Business

1. *Duplex Fence Amendment – With 261 yes proxies gathered and 8 no, Marie motioned to approve recording of the duplex amendment, 2nd by Brian. Once recorded duplex members wishing to install aluminum fencing can submit their requests for approval, following all guidelines.*
2. *Fence Survey – Extended Fences – Update – The survey that was sent to all residents allowing fences to come forward approximately 50% from the rear plain of the home lacked the support needed to move forward with an amendment; a motion was made by Marie, 2nd by James, to decline moving forward with the amendment. All board members support this decision.*

Section	Yes votes	No votes
Single Family – 226 Homes	40	32
Duplex – 86 Homes	8	21

3. *Lennar/Creekside Crossing Discussion – The associations attorney reviewed the documents sent by Lennar and determined that based on the Declaration, Lennar would need to obtain 75% favorable voting to divide the communities, in essence creating a Creekside South Association. Information was returned to Lennar and we are waiting on an update.*
4. *Legal Retainer – Tressler – after reviewing the three retainer tiers provided by the new attorney, motion was made by James to continue current practices of paying the attorney fees as invoiced on a case by case basis, 2nd by Brian. Motion carries. As a reminder, legal fees incurred in connection with required legal action with specific individual unit owners, harassment of board or management, as well as records requests are charged back to those homeowners’ accounts.*

5. *Mulch - \$18,362 Motion by James to approve mulching HOA areas only throughout the community, including berms, cul-de-sac areas and entrances, 2nd by Marie. Motion carries. The HOA will not mulch the southwest area of Renwick along the new duplex area or the new monument located along Drauden as they will be a part of the Creekside South area.*

Architectural Applications

1. *15706 Portage Ln – Fence – Approved*
 2. *15845 Brookshore Dr – Patio, Door, Lights - Approved*
 3. *15845 Brookshore Dr – Gazebo - Approved*
 4. *16004 Longcommon Ln – Window well, Storm doors, Cameras - Approved*
 5. *16028 Crescent – Aluminum Fence – Approved*
 6. *61028 Crescent – Gazebo – Approved*
 7. *15841 Brookshore Dr – Shadow box Fence – Approved*
 8. *15606 Portage Ln – Driveway*
- Motion by Brian to approve or deny applications as reviewed by the committee and presented to the board, as indicated.*

Committee Updates

Duplex Committee

The committee met on February 15 and March 21 to discuss the renewal of snow removal and lawn maintenance services contracts for the community for the 2023-2024-2025 seasons. Topics covered included:

1. HOA responsibility vs. homeowner
2. Scope of work, with emphasis on spring and fall cleanup, fertilization and other lawn applications, based on community needs and weather trends.
3. Snow removal service in duplex
4. Earlier start and end of season that would allow for an earlier spring clean up
5. Identification of 3 additional landscapers

The role and responsibilities of the committee were also discussed and duplex homeowners' perception of the committee's role addressed.

Social Committee

Social Committee has a Spring Eggs-travaganza planned for April 10th from 12 – 2 p.m. All Creekside Crossing Owners are invited to attend.

Adjournment – *Motion by Carrie to adjourn the meeting at 6:45 p.m. as there was no further business. Motion carries.*

Executive Session – The board moved into executive session to hear an appeal at 6:47 pm.
03242022 – Board moved to deny the appeal and required the owner to remove fencing installed alongside neighbor's fence, and restore the installation to conform to the Board's approval letter.