



CREEKSIDE CROSSING MEETING MINUTES

Virtual Meeting

August 30, 2022 6:00 p.m.

Board Meeting Minutes

Attendees: Board of Directors: Mike Urbanczyk – VP, Marie De Sousa Leite – Treasurer, – Carrie White Secretary, James Walker – Director; Foster Premier: Sharon Gomez – Property Manager.
10 Residents attended virtually.

A virtual meeting was called to order at 6:00 p.m. by Mike

Motion to accept the resignation of Brian Skuja. **Motion accepted**
Determination of officers will be delayed.

Approval of the Minutes –

- June 7, 2022 – Motion by Marie to approve as presented, 2nd by James. Motion carries.

Financial Report – July 31, 2022

- Operating Account - \$172,090.43
- Duplex Reserves - \$4,538.50
- HOA Reserves – MM \$196,608.29

Management suggested a write off of uncollectable debt due to a foreclosure/eviction. Motion by Marie to write off \$2,493.63, 2nd by James. **Motion carries.**

Old Business – Lennar Updates. Mike provided an update on the split between Creekside Crossing North and south properties. The board was considering an amendment to the Governing Documents to require Lennar to pay assessments on the vacant lots. Unfortunately, the Declaration doesn't allow for this type of amendment without approval from the Declarant.

New Business

1. *Landscape Contract Proposals – Duplex Committee*
Marie updated the board on process used by duplex committee to select and recommend a landscaper to the board for the 2023-2024-2025 Seasons for Common areas and Duplex homes. New contracted services start this fall. Three bids were received out of 7 landscapers contacted. Contracts were awarded to K&R whose bid was significantly lower than Sebert and Premier for both HOA common areas and Duplex homes. In some instances, quotes from Sebert and Premier were more than double to those provided by K&R. Motion made by James, 2nd by Marie to approve landscaping contracts with K&R. Motion carries.

Landscape Additions

- a) *Holiday Décor - \$1,052 – Motion by Marie to approve wreaths and bows at 5 entrances (including the new south entrance on Drauden), 2nd by James.*
Motion carried.
2. *SaveATree Tree Care – Tree Spraying \$4,821.67 – Motion to approve a 3-year contract was made by Carrie, 2nd by Marie. Motion carries. Treatments to all common area trees include sprays for crab apples, Austrian Pines and Spruces to prevent disease and funguses.*
3. *Pond & Fountain Maintenance – Tabled – no action taken*
4. *Monument Electrical –*

- a) *S&S Electrical*
*Marie motioned to decline additional electric at the entrances, 2nd by Carrie. **Motion carried.***
- 5. *Sign Maintenance – Item Tabled – no action taken. Difficulty in obtaining proposals for this work. Carrie mentioned she will see if she can obtain another quote.*
 - a) *IWS, Inc*
 - b) *Vogt Construction – Contacted multiple times. Responded that they do not have time to submit a proposal.*
- 6. *2023 Budget Discussion – Discussion regarding increasing activities to \$1,500 as the community continues to grow. Marie will discuss with Duplex committee the additional costs planned for the duplex area and will provide details.*

Committee Updates

- 1) *Duplex Committee*
 - a) *Fence at Cove Ct – Marie worked to confirm that the fence in the cul-de-sac of Cove Ct did indeed belong to the village. The village came and replaced the worn post.*
- 2) *Social Committee – The committee confirmed plans to have the event on September 10 and to include food trucks, bounce houses, games, prizes and a bag tournament. James questioned whether or not permits had been obtained and the committee was going to look in to it.*

Architectural Applications

- 1) *15825 Brookshore Dr – Cedar Fence – Approved*
- 2) *15725 Brookshore Dr – Landscape/Paver Work Rear – Approved*
- 3) *15708 Portage Ln – Basketball – Approved*
- 4) *25525 W Cove Way – Basketball – Approved*
- 5) *16025 Longcommon Ln – Aluminum Fence – Approved*
- 6) *15846 Brookshore Dr – Aluminum Fence – Approved*
- 7) *15725 Brookshore Dr – Landscape/Paver Work – Approved*
- 8) *15713 Cove Circle – Aluminum Fence – Approved*
- 9) *15746 Cove Circle – Cedar Fence – Approved*
- 10) *15614 Brookshore Dr – Hot Tub, Paver Patio – Approved*
- 11) *15715 Portage Ln – Deck – Approved*
- 12) *25500 W Rocky Creek Rd – Cedar Fence – Approved*
- 13) *16007 S Crossing Dr – Solar Panels – Approved*
- 14) *25312 Portage Ct – Patio, Gazebo, Fire Pit, Landscape, Lighting – Approved*
- 15) *15708 Cove Circle – Aluminum Fence – Approved*
- 16) *15837 Brookshore Dr – Cedar Fence – Approved*
- 17) *16020 S Crescent Ln – Play Set – Approved*
- 18) *25223 Parkside Dr – Shadow Box Fence – Denied*
- 19) *25223 Parkside Dr – Shadow Box Fence – Denied*
- 20) *25223 Parkside Dr – Shadow Box Fence – Approved*
- 21) *15729 Brookshore Dr – Patio, Gazebo, Fire Pit, Hot Tub – Approved*
- 22) *25240 Parkside Dr – Paver Patio, Fire Pit, Seat Wall – Approved*
- 23) *16005 S Longcommon Ln – Security – Approved*
- 24) *25500 W Rocky Creek Rd – Landscape, Waterfall, Arbor – Approved*
- 25) *25313 Portage Ct – Security – Approved*
- 26) *15737 Brookshore Dr – Solar Panels – Approved*
- 27) *25424 Springview Ct – Paver Patio – Approved*
- 28) *15838 Brookshore Dr – Sprinkler System – Approved*
- 29) *15809 Cove Circle – Driveway Extension – Approved*
- 30) *15702 Cove Circle – Hot Tub – Approved*
- 31) *16007 S Crossing Dr – Paver Patio, Grill, Fire Pit - Approved*
- 32) *16032 S Longcommon Ln – Interior Aluminum Fence – Denied*
- 33) *16032 S Longcommon Ln – Rocks Behind Garage – Approved*
- 34) *25229 Parkside Dr – Tree – Approved*
- 35) *16044 S Longcommon Ln – Cedar Fence – Approved*
- 36) *61020 S Crescent Ln – Storm Door - Approved*

Architectural applications are approved or denied as indicated. Please note, it can take up to 30 days for architectural approvals, especially fences. Installation without approval will result in fines.

Adjournment – *Motion by James to adjourn the meeting at 7:10 p.m. as there was no further business, 2nd by Carrie. Motion carries.*

Executive Session – No action taken