

## **CROSS CREEK HISTORY**

### **BEGINNINGS**

February 9, 1984 - Surface Water Management Permit-

April 1984 - Development Order

July 1985 – Golf Course Opened

November 1985 (Thanksgiving Day) – Clubhouse Opened

### **FIRST SALES Fall of 1984**

By December of 1985 there were 167 units sold

By December of 1986 there were 478 units sold

By December of 1987 there were 750 units sold

By December of 1988 -- SELL OUT - 905 units

### **FIRST ANNUAL OWNERS MEETING**

April 12, 1988 --TURNOVER BY DEVELOPER (U.S. Home Corporation)

### **COMMUNITY STRUCTURE:**

A Community Association with a Master Board of Directors [5] responsible for operating all the Association's facilities and the maintenance of all its real and personal property.

Project Size 267 acres; 52.6 of these in preserve areas. Within the community are 18 individual condominium associations, located on 16 tracts, each responsible for their own tracts and each with their own governing bodies.

A state of the art Waste Water Treatment Plan (Sewer Facility)) was sold to Utilities, Inc. in December of 2000 It is now operated as a Private Utility under the control of the Public Service Commission (PSC). Land ownership was retained by the Association. This facility provides sewer service for the entire community and serves no other area. All reclaimed water manufactured by this plant is used to irrigate the golf course and provided at no cost.

### **Within the community:**

The Master Association and 18 other Condominium Associations

185 Buildings including a Clubhouse, Cart Barn, Maintenance Barn, plus various out structures  
Nine (9) streets of which three (3) are owned by the Master Association (Cross Creek Blvd, White Marsh Lane, and Cold Stream Drive)

16 Lakes (57 acres), Preserves (3), Golf Course (42 acres), Swimming Pool at the Club (nine other pools are located on individual condo tracts), Tennis Courts (3 owned by Master Association, plus one other owned by one of the eighteen condominium associations.

In addition to the Association's real property, considerable personal property is owned and maintained by the Association (golf course equipment, furniture & fixtures, kitchen equipment, etc.).

### **Residents:**

Our most important community asset is our residents from all walks of life and various parts of the country. They live in two and three story condominium buildings, attached villas, and single family homes. All are structured for condominium life and operate under the umbrella of condominium law.

### **Management:**

The Association through its Board of Directors is responsible for management and control of all of the Association's assets both real and personal property. Ownership is defined as Equity

Ownership divided equally among 905 units. To assist in operating the golf course, clubhouse, restaurant, and to assure all real and personal property is maintained to the high levels established, the Association may contract with a Management entity to perform many of these services. All the local condominium associations have their own Board of Directors and can either be self-managed or use a management firm.

#### **Management Structure 1984--2001**

February 1984 through June of 1988, the property was managed by the Developer (U. S. Home Corp.), with the assistance of an independent contractor - RO-NI Enterprises Inc. [lease arrangement] and a Property Management Firm. From July 1988 to August 1991, the property was Self-Managed with assistance from a property management firm (General Development). From September 1991 to August 1993, RO-NI Enterprises, Inc. served as the property manager. From September 1993 to 2001 -- Property Management firm S & S Golf Management, Inc. (Management Services Agreement)

#### **Management Structure 2001-- 2010**

Community Association - Board of Directors (5) with Assistant Secretary/Treasurer office Administrator (full-time employee) and one part time-employee. Also assisting and supporting the Board of Directors. There was a Budget Committee (3-5) and a Management Company (S&S Golf Management, Inc.) that had three on site managers (Clubhouse, Pro-Shop, and Golf Course), and a half time General Manager assigned to Cross Creek by S&S. There was a Legal Counsel on retainer. Accounting and Administration functions were split between the Association and the Management Company. In addition, various standing and ad hoc committees offered assistance to the Board of Directors and helped plan many of the Community Activities.

#### **Management Structure 2010--**

Beginning January 1, 2010, the Community Association assumed all of the Accounting and Administration functions for the Golf Course, Pro Shop and Restaurant each having staff managers reporting to the Master Board. A full time employee served as Assistant Treasurer and Office Administrator. The previous management company S&S sold their company to Vision Golf Management and Vision was retained for 2010 as a consultant with a monthly retainer. In 2011, this retainer was reduced and in 2012 all ties to Vision Golf Management ended.

#### **Important Documents**

- Association- Articles of Incorporation, Declaration, By Laws
- Blueprint for Cross Creek (Long Range Plan)
- Financial Statements & Exhibits
- Policy Manual
- Resident's Handbook
- Budget Manual
- Management Services Agreement --WWTP Contracts
- Permits (Various-including Surface Water, Golf Course, Tracts)
- Deeds Legal Descriptions & Easements (Wetherell Document)
- Board of Directors (minutes & resolutions)
- F.S. Chapter 718 (and Administrative Code) F. S. 617, F. S. 720
- Cross Creek Disaster Plan

#### **NOTES OF INTEREST**

1992 - # 5 and # 13 fairway slopes changed summer  
1992-1992 - Clubhouse Redecorated  
1994 - Major Kitchen Overhaul  
1994 - Automated tee time system installed fall  
1995 - # 9 fairway completely rebuilt in summer  
1996 - New Carpet  
1997 - New Furniture & Fixtures  
1997 - Soft spike policy adopted July  
1997 - Greens totally restored in the summer  
1998 - Smoke Free Facility effective January 1  
1999 - Asphalt cart paths "minimum overlay" in May  
2000 - Waste treatment facility sold to Utilities, Inc  
2000 - Replaced Hardware & Software Chelsea System  
2000 - # 16 fairway renovated in May  
2001 - New Field Irrigation System installed  
2003 - Renovation Clubhouse Summer  
2005 - New Cash Register System December  
2006 - Hurricane Window Coverings  
2007 - Chelsea System New Hardware & Software replaced  
2007 - Pump Station replaced  
2007 - Renovated Office and Restrooms August  
2007 - New ID system installed September  
2007 - Hog Fence installed  
2007 - New Pump Station  
2008 - Renovation Landscaping  
2008 - Front Entrance renovated  
2009 - 2 Speed bumps installed on Cross Creek Boulevard at Clubhouse entrance  
2010 - Cross Creek signs converted to new colors, tan background, dark brown letters  
2011 - Tennis Courts Renovated  
2012 - Renovation of the Golf Course during Summer  
2012 - New Handicap System  
2012 - Matre'd POS system in the restaurant upgraded  
2012 - Community begins to plant aquatic plants to protect lake banks  
2013 - Major renovation of Club House  
2013 - New Sound System installed  
2013 - Email "blast" initiated to keep members informed  
2013 - Surface Water Management Plan developed and registered with county  
2013 - Bocce Started  
2014 - Littoral plantings completed in all lakes  
2014 - Major improvements to Kitchen  
2014 - Restaurant menu updated and desserts added  
2015 - Electronic bulletin board (smart TV) installed in lobby  
2015 - Tee boxes renovated  
2015 - Cooler added to lanai to hold beer and wines

2015 - Rock wall installed behind pool on Cold Stream Drive  
2016 - New furniture for restaurant and lounge  
2016 - Bunkers renovated  
2016 - By-Laws changed to increase master board size to as many as 9  
2016 - Associate Membership re-initiated  
2017 - New state-of-the-art irrigation system for golf course  
2017 - Electronic voting used for Annual Meeting's votes  
2017 - Common Grounds maintenance outsourced  
2017 - Hurricane Irma hit with major landscaping damages