

Country Club Village II of Cross Creek Condominium Association, Inc.

Annual Members Meeting
February 19, 2020

The Annual Members Meeting for Country Club Village II of Cross Creek was held on February 19, 2020 at 10:00 AM at the Country Club Village Pool. Dawn DeBonis, CAM represented Starfish Management.

The meeting was called to order by Debbie Kelly at 10:00 AM with a quorum of members present or by proxy. Notice was posted per Florida Statutes and Governing Documents.

Debbie introduced the Board and Management and welcomed everyone. Thanks to Tacy Laffoon for her past service on the Board.

Approval of Minutes: Nancy Spaziano motioned to approve the minutes of 2/6/19 as presented, second by Jay Moore with all in favor.

There is no election necessary, there were two Board terms expiring and 1 intent was received from Debbie Kelly.

Reports from Officers:

Debbie Kelly reported that over the last year there was a change in Management to D&D Association Services, continuing with Dawn DeBonis. There are 2 new dumpsters, new concrete at the dumpster areas and new sidewalks in the pool area. There has been a joint CCVI & CCVII meeting regarding pool issues, there are new umbrellas and bases, a new spa heater with electrical upgrades and there is no smoking at the pool. Thanks to Mike Stagg for recovering many of the lounge chairs. There were gutter guards put on behind building 5, the carports have been pressure washed, the landings and stairways have been painted and the dryer vents cleaning is being today. There has been some vandalism done on the property. Thanks to Pete, Mike, Lee Kathryn, Nancy, the Dunkailo's and Alvarado's for help with the Christmas decorations.

Financial Report: As of year-end total for Reserves is at \$71,586 and a year end fund balance at \$35,655. The Master Board is doing a special assessment of \$5000 per unit for the remediation of the lakes, information is on the website.

Old Business:

New Business:

- A. The vote to transfer excess funds from the 2020 Operating budget to the 2021 Operating budget was 21 in favor and 0 opposed.
- B. The vote to waive the yearend Financial Compilation in lieu of a Report of Cash Receipts & Expenditures was 21 in favor and 0 opposed.
- C. The vote to Amend Section 10.5 of the Declaration to restrict motorcycles within the community was 20 in favor and 1 opposed.

Owner Comments: Owners should request forms for guests that will be staying in their units from Management. Owner questions the reason the restricting motorcycles in the community, this was explained to clarify the restriction that was not clear.

With no further business before the Board Nancy Spaziano motioned to adjourn, second by Garry Konchar, with all in favor, the meeting adjourned at 10:43 AM

Respectfully Submitted,
Dawn DeBonis, CAM

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Organizational Board Meeting
February 19, 2020

The Organizational meeting was called to order by Debbie Kelly at 10:44 AM. Directors present were Debbie Kelly, Nancy Spaziano, Gary Konchar and Jay Moore.

Old Business:

New Business:

Appoint a Board Member: Garry Konchar motioned to appoint Mike Stagg to the Board, second by Jay Moore with all in favor.

Election of Officers: Debbie Kelly motioned for Mike Stagg as Secretary/Treasurer, second by Garry Konchar with all in favor. Jay Moore motioned for Debbie Kelly as President, second by Nancy Spaziano with all in favor. Garry Konchar motioned for Jay Moore as Vice President, second by Nancy Spaziano with all in favor. Nancy Spaziano motioned for herself and Garry Konchar as a Director, second by Jay Moore with all in favor.

Debbie Kelly- President	term expires	2022
Jay Moore-Vice President		2021
Mike Stagg-Sec/Treas		2022
Gary Konchar -Director		2021
Nancy Spaziano -Director		2021

Owner Comments: A fining committee needs to be appointed but there are no volunteers.

With no further business before the Board Nancy Spaziano motioned to adjourn the meeting at 11:00 AM second by Jay Moore with all in favor.

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