

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

Annual Members Meeting
February 6, 2019

The Annual Members Meeting for Country Club Village II of Cross Creek was held on February 6, 2019 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 23 members present or by proxy. Notice was posted per Florida Statutes and Governing Documents.

Debbie introduced the Board and Management and welcomed everyone

Approval of Minutes: Nancy Spaziano motioned to approve the minutes of 2/7/18 as presented, second by Gary Konchar with all in favor.

There is no election necessary, there were three Board terms expiring and intents were received from Jay Moore, Garry Konchar and Nancy Spaziano.

Reports from Officers:

Debbie Kelly reported that over the last year there were no major hurricanes, the landscape was done in the back of the buildings, the parking lots have been seal coated, the janitorial company has changed, there were liens on 2 units but have been resolved and all fees have been recovered. The Master Board is still working on the fiber optic decision. Many raccoons have been removed from the properties recently. Please don't put bags of recyclable items in the bin, empty the bag into the container. Keys need to be given to the Association if they were changed and please turn off water and unplug water heater when leaving for more than 72 hours. Also empty lanai and bring in any outdoor items when leaving for the season. Thanks to Pete Thomas and Ron Auerbach for all maintenance that is done on the property. Thanks to Rich & Sheila Dunkeilo, Pete & Judy Thomas, Lee Baird, Nancy Spaziano and Tacy Laffoon for helping with the Christmas decorations.

Financial Report: As of year-end total operating is at \$54,039, Reserves at \$61,041 and total assets of \$115,081 and year end plus of \$10,392.

Old Business:

New Business:

The vote to transfer excess funds from the 2019 Operating budget to the 2020 Operating budget was 23 in favor and 0 opposed.

The vote to allow the Board to use Reserve funds for emergency purposes was 22 in favor and 1 opposed.

The vote to waive the year end Financial Compilation in lieu of a Report of Cash Receipts & Expenditures was 22 in favor and 1 opposed.

Owner Comments: People have been bringing glass into the pool area, a sign should be put on the door.

With no further business before the Board Nancy Spaziano motioned to adjourn, second by Garry Konchar, with all in favor, the meeting adjourned at 10:20 AM

Respectfully Submitted,

Dawn DeBonis, CAM

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

Organizational Board Meeting
February 6, 2019

The Organizational meeting was called to order by Debbie Kelly at 10:30 AM. Directors present were Debbie Kelly, Nancy Spaziano, Tacy Laffoon, Gary Konchar and Jay Moore.

Old Business:

New Business:

Disposal of Minutes: Jay Moore motioned to approve the minutes of the 11/20/18 board meeting, second by Garry Konchar with all in favor.

Election of Officers: Jay Moore motioned for all officers to stay the same except changing Nancy Spaziano to Sec/Treasurer and Gary Konchar to Director, second by Nancy Spaziano with all in favor.

Debbie Kelly- President	term expires	2020
Jay Moore-Vice President		2021
Nancy Spaziano -Sec/Treas		2021
Gary Konchar o-Director		2021
Tacy Laffoon-Director		2020

Owner Comments: Owner want to remove a tree and replace it with another. A request form with details will need to be submitted for approval.

With no further business before the Board Debbie Kelly motioned to adjourn the meeting at 10:54 AM second by Gary Konchar with all in favor.

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