

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

Board of Directors Meeting
March 20, 2019

The Board of Directors Meeting for Country Club Village II of Cross Creek was held on March 20, 2019, at 1:30 PM at the Country Club Village Pool. Directors present were Nancy Spaziano, Tacy Laffoon, Debbie Kelly, Gary Konchar and Jay Moore. Dawn DeBonis, CAM represented Starfish Management.

The meeting was called to order by Debbie Kelly at 1:30 PM with a quorum of the Board present. Notice was posted per Florida Statutes and Governing Documents.

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

Old Business:

New Business:

Gutter covers: The gutter covers will be done by Tuesday at the latest, if not we will look for someone else to do them.

Pool Lighting: Proposals have been obtained for the pool lights, to cut down, repair and get new light fixtures will be around \$2500. To replace the entire pole and fixtures will be \$15,500 and to replace all to be sufficient for night swimming will be about \$15,000. After discussion Nancy Spaziano motioned to repair, cut down and put new fixtures on at \$2500, second by Tacy Laffoon. Nancy Spaziano, Tacy Laffoon and Debbie Kelly are in favor and Jay Moore and Garry Konchar are opposed.

Pool Update: The No Smoking rule was added to the rules and regulations, a sign stating No Smoking and No Glass in pool area will be put on the front door of the pool area.

Carport Cleaning: New estimates will be obtained for pressure washing and painting the carports.

Update on motorcycle clarification in docs: An amendment will need to be done to the documents to prohibit motorcycles, this will be done at the next annual members meeting.

Future sales and leases: There is a concern about new owners purchasing for short term rentals. There should be a limit on leases per year or renting during the 1st 6 months or year. A guest/family form will be made for all to submit so the Board is aware when an authorized person is in the unit. This will be added to the rules and regulations.

Owner Comments: the raccoon lights are not working very well. The a.c units at the end of building 5 need a short vinyl fence around them.

With no further business before the Board Nancy Spaziano motioned to adjourn, second by Tacy Laffoon, the meeting adjourned at 2:23 PM.

Respectfully Submitted,
Dawn DeBonis, CAM

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