

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

Annual Members Meeting
February 17, 2022

The Annual Members Meeting for Country Club Village II of Cross Creek was held on February 17, 2022 at 10:00 AM at the Country Club Village Pool. Dawn DeBonis, CAM represented Management.

The meeting was called to order by Debbie Kelly at 10:00 AM with a quorum of 24 members present or by proxy. Notice was posted per Florida Statutes and Governing Documents. The Board members were introduced to owners.

Approval of Minutes: Jay Moore motioned to approve the minutes of 2/17/21 as presented, second by Mary Kay Konchar with all in favor.

There is no election necessary, there were two Board terms expiring and 1 intent was received from Mike Stagg, another member will be appointed.

Reports from Officers:

Debbie Kelly reported the past year has been quiet. Some trees were lost to disease and were replaced with foxtail palms, the landscape is an ongoing process, and more plantings will be done. The flagpole is still not installed, this can be done at a minimum cost if it is done by volunteers. Night swimming was approved by the members but still needs to be approved by the county. Fiber optics are coming into Cross Creek, there are town hall meetings coming up for the residents. There have been some issues with short term rentals, but most have been resolved. There was a discussion of revising the documents to prohibit no rentals for the first year of ownership.

Treasurers report: Mike Stagg reported as of the January financial statements there are operating assets of \$109,089, reserve assets of \$94, 828 and total assets of \$203,918.

Old Business:

New Business:

- A. The vote to transfer excess funds from the 2022 Operating budget to the 2023 Operating budget was 23 in favor and 0 opposed.
- B. The vote to waive the yearend Financial Compilation in lieu of a Report of Cash Receipts & Expenditures was 23 in favor and 0 opposed.

Owner Comments: A tree behind the unit is too close to the window.

With no further business before the Board Jay Moore motioned to adjourn, second by Rich Dunkailo, with all in favor, the meeting adjourned at 10:59 AM

Respectfully Submitted,
Dawn DeBonis, CAM

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Organizational Board Meeting
February 17, 2022

The Organizational meeting was called to order by Dawn DeBonis, CAM at 11:00 AM. Directors present were Mike Stagg, Mary Kay Konchar and Jay Moore.

Old Business:

New Business:

Appoint a Board Member: Jay Moore motioned to appoint Joe Meisenzahl to the Board, second by Mary Kay Konchar with all in favor.

Election of Officers: Jay Moore motioned for Mike Stagg as President, second by Rich Dunkailo with all in favor. Rich Dunkailo motioned for Jay Moore as Vice President, second by Mary Kay Konchar with all in favor. Jay Moore motioned for Rich Dunkailo as Secretary/Treasurer, second by Mary Kay Konchar with all in favor. Joe Meisenzahl and Mary Kay Konchar will be Directors.

Mike Stagg - President	term expires	2024
Jay Moore - Vice President		2023
Rich Dunkailo -Sec/Treas		2023
Mary Kay Konchar -Director		2023
Joe Meisenzahl -Director		2024

Owner Comments: There was a discussion regarding leasing, rules and regulation and reviewing for any amendments needed

With no further business before the Board Jay Moore motioned to adjourn the meeting at 11:19 AM second by Mike Stagg with all in favor.

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