

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

Board of Directors Meeting
January 23, 2023

The Board of Directors Meeting for Country Club Village II of Cross Creek was held on January 23, 2023, at 10:00 AM at the CCV Pool. Directors present were Mike Stagg, Rich Dunkailo, Joe Meisenzahl and Jay Moore. Mary Kay Konchar present via conference phone. Dawn DeBonis, CAM represented Management.

The meeting was called to order by Mike Stagg at 10:11 AM with a quorum of the Board present. Notice was posted per Florida Statutes and Governing Documents. New owners were introduced.

Approval of Minutes: Jay Moore motioned to approve the minutes of the 11/28/22 meeting as presented, second by Rich Dunkailo with all in favor.

Old Business:

Speed bump: Proposals will be obtained and discussed at the next meeting.

Flagpole: Still working on costs and the area to put the flagpole.

New Business:

Amendment of Declaration for lease restrictions: There was a discussion regarding restricting leases to 3x per year and 1st year of ownership. After discussion Mike Stagg motioned to move forward with the 1-year restriction of leases during the 1st year of ownership, second by Jay Moore. Mike Stagg voted yes, Rich Dunkailo, Mary Kay Konchar, Jay Moore and Joe Meisenzahl voted no. This did not pass. Joe motioned to approve the lease restriction to 3x per year, seconded by Rich Dunkailo. Rich Dunkailo, Mary Kay Konchar, Mike Stagg and Joe Meisenzahl are in favor, Jay Moore was opposed.

Smoking in common areas: Several owners are affected by smoking in lanais and common areas. After discussion Mike Stagg motioned to send this to the attorney to review, seconded by Jay Moore with all in favor.

Special Assessment for Hurricane Ian expenses: After discussion, Mike Stagg motioned to approve a special assessment of \$1400 per unit for Hurricane Ian expenses and common area restoration, second by Rich Dunkailo with all in favor. Notices will be sent out to owners and approved at the next board meeting on 2/23/23.

Owner Comments: Car bumpers need to be painted so they are ore visible.

With no further business before the Board Jay Moore motioned to adjourn, second by Rich Dunkailo with all in favor, the meeting adjourned at 12:02 PM.

Respectfully Submitted,
Dawn DeBonis, CAM