

# **CROSS CREEK COMMUNITY ASSOCIATION, INC.**

## **MINUTES**

### **ANNUAL MEETING OF CROSS CREEK OF FORT MYERS COMMUNITY ASSOCIATION, INC.**

**MARCH 27, 2025**

President Harvey LaPointe called the meeting to order at 9:33 a.m.

Quorum was established. Present: LaPointe, Kelly, Chancellor, Minor, Castaldo, Maranto and Jones. [See attached certificate of quorum.]

Also present: Eileen McGovern and 498 members in person, on Zoom, or by proxy.

Kelly verified that the notice of the meeting was mailed, emailed and/or hand delivered to each unit owner at the last address on file with the Association. [See attached Affidavit or Mailing to Members.]

Motion made by Maranto, seconded by Castaldo, to approve the minutes of the March 2024 annual meeting. All in favor. Motion carried.

President Harvey LaPointe reported to membership:

1. Thanks to all the Cross Creek staff for keeping our community running smoothly.
2. Recognition of all association board members, leaders of clubs and leagues.
3. A special thanks to Brent Minor, who has served on the Master Board for many years and is not running for re-election.
4. LaPointe warned members not to walk between holes 2 and 3 after dark to return after a round of golf. A bobcat has been sighted on several occasions, plus it is currently mating season for alligators who reside in all of our lakes.

Maranto gave an overview of our financials, which shows a positive budget even after the first 3 months. [financial reports are posted on the website.]

Maranto cautioned that Cross Creek is responsible for the maintenance of Cross Creek Blvd., White Marsh Lane, and Tallgrass Court. Although the roads are in good condition as of late, we need to consider increasing the reserves for any repairs that will eventually be necessary.

A Reserve Study was last conducted in 2016 and should be done in 2025. Castaldo moved, Kelly seconded, that a Reserve Study be held in 2025 with a maximum cost of \$9,000. All in favor. Motion carried.

LaPointe reported:

1. The vote to transfer funds from 2025 to 2026 operating funds passed by a vote of 416 yes to 3 no.
2. The vote to waive an audit passed by a vote of 373 yes to 44 no.
3. The results of vote tabulation for Directors is as follows:

Mary Peabody 268, Chance Chancellor 262, Frank Maranto 249, Barbara Hulsizer 194, and Ken Rose 106. Elected Directors are Peabody, Chancellor and Maranto for 2-year terms, expiring in 2027.

The floor was then opened to member questions and comments.

- Jack Dechambeau, Lakes engineer, responded that lakes 13, 16, 17 & 18 are complete, and lake 15 work will begin when the equipment is available. Once started, the work should be completed in 30-50 days. Once that work is completed, he and LaPointe will certify that the job has been properly done and will submit the report to Lee county.
- He also reported that Phase 2 will begin later this summer or fall for the review process of remaining lakes and will then provide an estimate of the costs to the board. Most likely the next assessment will be made this year to begin the process of lake completion.
- It was strongly suggested that dues for Associate Members be increased significantly. A cost breakout of 2 other golf courses provided monetary guidance for an increase. This will be an agenda item at the next board meeting.
- In addition, it was noted that Associate Members and a few non-members are participating in bocce play. The Associate Membership is for golf only, and bocce leaders need to screen all members and substitutes to assure that they are members beginning next season.
- Almost all tee boxes are suffering from cold weather, and Matt Mihelich addressed the concerns and agreed to place artificial mats in areas of the tee boxes and hopes to expand the tee boxes further to alleviate all the wear and tear experienced during the season.
- The restaurant deficit of over \$300,000 per year was questioned. Although the restaurant has never made any money, members would like to see at least a break-even result. Castaldo indicated that he will be working with the restaurant manager Dave Clark over the summer to try to review inventory, pricing, etc.

Adjournment:

Motion to adjourn by Minor, seconded by Kelly. All in favor. Motion carried. Meeting adjourned at 10:57 a.m.

Respectfully submitted,  
Debbie Kelly, SecretaryCC