

Cross Pointe HOA
Meeting Minutes

When: March 22, 2023

Time: 6:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Chuck Bachteler at 6:02 PM.

Establish Quorum

- A Quorum of the Board was established:
 - Chuck Bachteler – Present
 - Jeff Brown - Present
 - Bill Greer – Present
 - Emily Sikes – Present
 - Malcolm MacDonald - Present
 - Jenny Kidd (Ameri-Tech Representative) – Present

Approve Minutes of Last Meetings: Annual and Budget December 1, 2022

- A motion to approve the minutes was made by Jeff Brown and Malcolm MacDonald seconded. The minutes were approved unanimously.

Manager's Report

- As of the end of February is \$221,298.00 in the operating account. This operating money will pay bills through June until the next payment from the community in July. However, there is still expected to be a surplus in July.
- As of the end of February is \$63,673.00 in the reserve account.
- There are nine people that are past due. However, this is a usual occurrence and if there are any accounts that become 90 days past due they will be sent to the attorney for collection,

Old Business

- Bill Update on Trash
 - Bill Greer has been working with Coastal, the new trash company and Waste Management, the old trash contractor for the transition of the trash services.
 - The community is saving \$19,000.00 by changing to the new company.
 - There were at least five homeowners who were paying directly to Waste Management for trash services, which was a double payment. These fees are being processed for a refund.
 - There were also homeowners who had paid for trash bins that were collected by Waste Management. These owners are also going to be refunded.
 - Trash pick up days are Tuesday and Friday. Wednesday is recycling pick up day.

- Review of Tree Trimming Quote Cut Rite
 - Dennis from Cut Rite has submitted a proposal for \$3,800.00 to trim the limbs that are over hanging the roadways. The board has already voted on moving forward on this, the work is now getting ready to be completed.
- Stump Grinding of the remaining trunks in the community
 - Proposals for stump grinding of the remaining stumps in the community and sodding these areas will be provided at the next meeting.
 - The board will mark these stumps with red paint and Jenny will get proposals for removal, Dennis from Cut Rite will provide a proposal for re-sodding.
- Community Violations
 - 4929 Pointe Circle - There is work happening at the property, but the owners still have quite a bit of work to do and Jenny needs to continue to send letters to remedy the issues. If the issues are not remedied the issue needs to be sent to the attorney.
 - Parking Issues – There are not current rules regarding parking on the street in the association documents. However, there is a rule in East Lake Woodlands Master Association.
 - Playground equipment - The board wants to make sure all people with playground equipment out of compliance have been notified. Jenny has notified some residents that the equipment needs removed, or if it is permanent structure, it needs to be removed upon sale of the home.
 - Solar Panel on Cross Pointe Drive – Florida state law allows all residents can add solar panels to their homes. This unit owner obtained an attorney to communicate with the association's attorney about this issue. It was determined that the panels being added at the front of the house were the only location that they could be placed for maximum efficiency.

New Business

- Lien Issues
 - A homeowner was liened by a subcontractor for the asphalt work that was done. Moving forward, all checks over \$5,000.00 need a lien release.
- Speed Bump at Sherbrook
 - Malcolm will be investigating adding a speed bump at this area.

Adjournment

- A motion was made by Malcolm McDonald to adjourn the board meeting at 7:38 PM and seconded by Jeff Brown, the motion was unanimously passed.