

COUNTRY CROSSING HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
May 28, 2009

OPEN FORUM

While waiting for a board quorum the President decided to solicit questions from the Homeowners present.

- Mrs. Shapiro, 2228 Pelinon, Asked about a Neighborhood Watch Program.
- Mr. Borbolla, 2138 Kilamanjaro Ct., asked for an ARC form, new resident.
- Mr. Carpus, 858 Grand Sayan Loop, interested in the meetings.
- Mrs. Acosta, 1008 Stanvoy St., Asked about requirements/regulations for Pool Parties.
- Mrs. Henry, 801 Grand Sayan Loop, Concern about weeds in the shrubbery along W. Lester Rd.

CALL TO ORDER

President Pauline Ritthaler called the meeting to order at 7:12 PM.

VERIFICATION OF QUORUM & PROOF OF NOTICE

A quorum was established. Board members present were President Pauline Ritthaler, Vice President Doug Kirtley, and Secretary/Treasury Rich Conyers. The meeting was properly notice in accordance to the Florida Statutes. Paul Corvi, the property manager, was present representing Hara Management, Inc.

MEETING MINUTES

The minutes from the October 2008 meeting was read by Pauline Ritthaler, the President.

MOTION: Approve October BOD's meeting minutes; (Pritthaler/Conyers); Approved, unanimous.

TREASURERS REPORT

The President presented a brief report of the Balance Sheet and the Income & Expense Statement.

MANAGERS REPORT

- P/M mentioned the amount of delinquent assessments.
- Presented information regarding the Progress Energy Billing correction for the front entrance.
- Provided updated information regarding the water billing errors in connection with the Spring Ridge HOA.
- Informed the board on possible remaining errors with the CoA and P.E. regarding water and electric bills. Will try to rectify with those organizations in next 30 day.
 - According to the CoA water invoices; since June of 2006 the SR/HOA (Adams Homes) has paid \$2307.45 of CCS water bills for two accounts on Cerberus Dr.
- Explained briefly the reciprocal use agreement recorded by the developer between CCS and SR/HOA.
 - Questioned if the SR/HOA would be allowed to utilize the CCS common area amenities
 - Informed the group the amount per SR/HOA H.O. was presented to the HOA President. After the water and electric billings are corrected, and the irrigation sys is modified and billed correctly for each community, the shared amenities can be discussed.

The manager's report in its entirety will be attached to the approved minutes and retained on file for future reference by the Association. Copies will be kept with the Association records in accordance to the Florida Statutes.

COMMITTEE REPORTS

Pool: Rich Ritthaler gave an update on the pool key and pass situation. The committee will no longer deliver keys and passes to H.O.'s. Pool Keys cost \$5.00; There is no charge for Pool Passes.

Website: Asked H.O. in attendance to email, or mail, information for the Website to the caretaker, or to the President.

Newsletter: Rich Ritthaler delivered a N/L to the community in April. In the Future correspondence will be through the Website, or mailed if budget permits

UNFINISHED BUSINESS

Guest Speaker. The President mentioned she had a guest speaker scheduled to talk to H.O.'s about lawn care and lawn protection issues, but received only three responses from the N/L article, so the speaker was cancelled.

Water & Electric Bills: These issues were presented and discussed in the Manager's Report.

Pool Reciprocal Agreement: Also covered during Manager's report.

NEW BUSINESS

Sprinkler Issues: The President informed the H.O.'s of the water restrictions and fines imposed by the City of Apopka. Unfortunately the common grounds can only be watered twice per week. Fortunately the recent rains have alleviated the burnt grass issue in the community.

Pool Party Issue: The President mentioned the community Rules & Regulations do not mention any restrictions against Pool Parties.

- H.O.'s asked the board to consider regulations and possible rental fees.
- Other discussion included rental fees could not be collected, and H.O.'s could not be denied access to pool if someone was renting the facility.
- Membership vote would be required to change pool regulations.

Neighborhood Watch: Mrs. Henry again asked about the particulars of the Neighborhood Watch program.

- V.P. Kirtely expounded on the APD program and what they can do for H.O.'s.
- H.O. Wright mentioned recent incident he witnessed in neighborhood with a strange vehicle in the early AM hours.

NEXT MEETING: July 23, 2009

MEETING ADJOURNED

MOTION: Adjourn meeting at 8:24 PM, (Ritthaler/Conyers) Approved, unanimous.

Respectfully submitted
Paul Corvi, LCAM , Property Manager Hara Management Inc.

Secretary, Country Crossing HOA

Date