

# Villa's 1 of Cross Creek Condominium Association, Inc.

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C/o P & M Property Management  
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## Board of Directors Organizational Meeting Minutes Tuesday February 8<sup>th</sup> 2011 at 9:00 am Clubhouse East Room

1. **Call To Order:** Diane Rizzo called the meeting to order at 9:00
2. **Establish a Quorum:** A quorum was established with 35 present or by proxies. Mr. Paul Sapp CAM and Ms. Dawn DeBonis, CAM represented P&M Property Management.
3. **Proof of Notice:** Notice was mailed to all members and posted in accordance to the bylaws and Florida Statute.
4. **Disposal of unapproved minutes:** Ms. Konkowski motioned to approve minutes of February 12, 2010 and Ms. Bushman seconded with all in favor.
5. **Reports of Directors:** No report due to Mr. Easton not feeling well. Ms. Rizzo read the Presidents report and stated the financial condition of Villas I is acceptable with all reserves including the pool fully funded. The road replacement was completed in 2010 and the stucco project was completed. The wood rot project is 90% complete and will be evaluated along with additional stucco and gutter repairs in 2011. The first phase of updated landscaping has board approval and more landscaping projects should be forthcoming. The Board of Directors thanked Ms. Rizzo for all of her hard work.
6. **Reports of Committees:** Will have a committee report for next meeting.
7. **Election of Inspectors:** Helen Obidinski and Sue Rudnicki are counting votes and certifying proxies. There was a fifteen minute recess to allow for the counting.
8. **Results of votes and election:** The vote to move excess funds to the new operating budget was 34 yes and 1 no. The vote passed.  
  
The vote to approve the Board to use Reserve Funds in emergency situation was 33 yes and 2 no. The vote passed.  
  
By the results of the votes Dan Crowell and Lee Johnson were elected to the Board.
9. There are termite bids from Terminex and Truly Nolan and Dawn DeBonis is meeting with Pestguard today for another bid.
10. **Adjournment:** Ms Konkowski made a motion to adjourn, seconded by Ms. Lebel at 9:30 am.  
  
Motion passed unanimously.

Respectfully Submitted by Dawn DeBonis, CAM, For the Board of Directors