

VILLAS 1 OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC.

Annual Board Meeting Minutes

February 20, 2009

The annual meeting of the members was held on February 20, 2009, located at the Clubhouse, East Room, Fort Myers, FL.

Ms. Rizzo called the meeting to order at 10:00 AM and stated that a quorum of the members were present either in person or by proxy. Ms. Rizzo stated all members received a copy of the notice and the notice was posted.

By proper motion, Ms. Buschman first and Ms. Wilson second so moved to waive reading of the January 22, 2008 minutes and approve as stated. The motion carried.

Ms. Rizzo announced that Helen Obdiinski, Roberta Findley, Betty McCloud and Sophia from P & M Management are the inspectors of proxies and will count the proxies.

The meeting was recessed to allow the ballots to be counted.

Ms. Konkowski announced the new board members; Shirley Buschman, Richard Easton, Ruth Konkowski, Carol Lebel, and Diane Rizzo. Ms. Rizzo thanked Sherrill Cornett for her service on the Board.

The Committee report on Driveways will be deferred to the next meeting.

The Treasurer's Report was given by Mr. Easton, stating that the Association had a net gain of \$13,278.94 for the 2008 year end. Mr. Easton stated that the Association will need to think about funding for termites in next year's budget. As units are sold, the home inspections are finding termites that must be treated by the Association. The Association was able to purchase insurance at a savings of \$17,500.00. The full Treasurer's Report is attached to said minutes.

Ms. Rizzo gave the President's Report stating that there was a considerable saving on the insurance, however, the premium was required to be paid in full. All maintenance requests that are properly submitted will be considered by the Board in a timely manner. Landscaping issues that were addressed by the Board, provide a pleasant general appearance. This was done with the limited amount of money that was available. The full President's Report is attached to said minutes.

The vote on waiving the review financial statements as required by Florida Statute was 31 in favor and 4 opposed. The vote on moving any excess funds to the 2009 Operating Budget was 35 in favor and 0 opposed. The vote to borrow from the reserves for the insurance premium was 34 in favor and 1 opposed.

Can Eliminate, the pest control company will spray for ants on the inside of any unit. Owners are asked to notify the Board or the Management Company and arrangements will be made to spray the unit.

The meeting adjourned at 11:00 AM.

Respectively submitted by Dixie Cory, CAM.