

VILLAS I OF CROSS CREEK CONDOMINIUM ASSOCIATION, INC

Board Meeting Minutes  
December 5, 2008

The meeting of the board of directors for Villas I was held on December 5, 2008 at 10:00 AM located at the Clubhouse, East Room, and Fort Myers, FL. Directors in attendance were Diane Rizzo, Ruth Konkowski, Carol Lebel, and Richard Easton. Sherrill Cornett was absent. Dixie Cory, CAM represented management.

Ms. Cory read the November 7, 2008 minutes. By proper motion Mr. Easton first and Ms. Lebel second so moved to approve the November 7, 2008 board meeting and members meeting minutes as stated, the motion passed unanimously.

Ms. Rizzo gave an update on the mail box stating that the Ron from the post office has approved to install a 16 slot mail box by the pool and a 12 slot and 16 slot mail boxes at the other mail box location. Four residences will be moved to the pool location and they are Mr. Johnson, Mr. Johnson, Ms. Lebel and Ms. Cornett. The mail boxes will be ordered in late December and delivered to Ms. Rizzo address.

Ms. Rizzo stated that Lee Johnson and Dale Hoelzer restrung the umbrellas at the pool; Ms. Rizzo thanked them for saving the association the cost to have this done. By proper motion Ms. Konkowski first and Ms. Lebel second so moved to table the purchase of new umbrellas for a later date. The motion passed unanimously. Discussion was made on cleaning the dryer vents; management will get bids to have this done on the outside only. If an owner wants to have their dryer vent cleaned on the inside they may sign up to do so. Management will get bids to have the gutters cleaned on the front only. Owners will be able to sign up to have their back gutters cleaned. Ms. Rizzo stated that rotted wood was repaired at unit 13452 on the fascia boards over the garage. PME discovered that the wood rot was also behind the fascia boards. The repairs were done with a Hardy Board material that will last longer than cedar board. There may be more areas of wood rot on that building that are in need of repair and we will wait to get the invoice from PME to determine if the rest of the work will be done by PME. The cost of Insurance reduced to \$51,000.00 for 2009 and Huff agency stated he is checking into another insurance company may be less costly and we can change in mid term of the policy. This will help pay for the needed wood rot repairs. Management will get a bid to have the 3 mahogany trees trimmed. The board believes by trimming the trees it will allow more sunlight to hit the building thus reducing the amount of moisture on the building which should prevent future wood rot.

Discussion was made on the rental applications and the \$75.00 fee charged. By proper motion Ms. Konkowski first and Mr. Easton second so moved to appoint a committee to research the rental application procedure. The committee will be Ruth Konkowski and Carol Lebel and a non board member will be appointed to serve on this committee and bring their findings to the board.

With no further business before the board Ms. Lebel first and Ms. Konkowski second so moved to adjourn. The meeting adjourned at 11:30 AM.

Respectfully submitted by Dixie Cory, CAM