

Country Creek Homeowners

Board Meeting

Bayside Community Church, 7:00 PM, 7/26/2019

Agenda

The Board of Directors will hold a regular Board meeting on July 26, 2019 at 7:00 PM at the Bayside Community Church. The order of business will be as follows:

I. Call to order

II. Roll call

III. Proof of notice of the meeting

IV. Approval of meeting minutes from prior meeting(s)

V. Reports of Officers/Committees

-President – Introduction of Mike Manning from Premium Resource Management, Inc.

-Treasurer -Finances & Estoppels

-Delinquent Fee Collection Policy

-Secretary – Communications

-Architectural Review Committee - Applications

VI. Old Business

-Country Creek Maintenance (ant bids)

VII. NEW BUSINESS

-Bylaw Committee

VIII. Homeowner Comments on agenda items, 3 minute limit

VIII. Adjournment

Country Creek Homeowners Board Meeting

A regular meeting of the Board of Directors of the Country Creek Homeowners Association of Manatee, Inc. was properly noticed and held on July 26, 2019 at 7:00 PM at the Bayside Church in the Hub Room. Present were President Bob Meehan, Treasurer Carola Russell, and Secretary Jamie Rozek-Potter.

President Bob Meehan asked Manager Mike Manning from Premium Resource Management, Inc. to conduct the meeting. A quorum of directors was present, and the meeting was called to order at 7:00 PM.

Manager Mike Manning explained the duties of the Management Company, and the service that will be provided, including advising the Board on issues as they come up.

REPORTS OF OFFICERS/COMMITTEES:

Treasurer: Carola Russell reviewed cash balances. Invoices for the 2019 fees have been sent to owners, and checks have begun to flow to the Manager's office. Manager added that the 2018-19 annual financial reports will be completed and sent to all owners in August and will be posted on the Community website.

Secretary: Jamie Rozek-Potter reported on the Facebook membership. Violation letters have been transferred to the Management Company for processing. There have also been final warnings sent to owners who have failed to comply, and Fining Hearings will be scheduled to resolve those issues. Jamie also reiterated the need for community volunteers to serve on various committees to work with the Board of Directors on matters of concern to the entire community.

ARC Committee: Chairman Lance Davis presented one request and recommended the Board approve.

MOTION: Carola Russell moved "to approve the ARC request from the owner at 14709 7th Avenue East to remove the pool, enclose patio, and other renovations." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

OLD BUSINESS:

-Ants have appeared in several areas and 3 bids have been collected

MOTION: Carola Russell moved "to approve the bid from Environmental Specialists to treat for ants at the community park property at a cost of \$130." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

NEW BUSINESS:

-Bylaws Committee:

MOTION: Jamie Rozek-Potter moved "to form a Governing Documents Review committee for purposes of reviewing the documents for changes prior to submitting revisions to the Membership for approval." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Carola Russell moved "to form a Compliance Committee for purposes of reviewing rules and regulations and informing the Board when there may need to be a revision and reporting violations when noticed. Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

Homeowner Comments: Several questions were fielded by the Board and Manager on Rules, video recording of meetings, handling violations, selective enforcement of rules and ARC guidelines in prior years.

There being no further business, the meeting was adjourned at 8:20 PM.

Submitted for Secretary Jamie Rozek-Potter,

Mike Manning, CAM, CBA
Premium Resource Management, Inc.