

Country Creek Homeowners Association of Manatee

c/o Gulf Coast Community Management, LLC., 9040 Town Center Parkway, Lakewood Ranch, FL 34202

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Board Meeting Minutes

January 12th, 2021

1. The meeting was called to order by Eric Lawson at 7:01 pm.
2. A quorum of the Board was present - Eric Lawson, Todd Klyn, Ray Miller, David Rosengrant and Jamie Rozek-Potter.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by David Rosengrant to approve the 11/17/2020 minutes, second by Todd Klyn, motion carries.
5. Manager's Report
 - a. Annual Meeting & Election – Tracy Ashby stated that the 2nd Annual Meeting Notice was mailed and there were 4 candidates for 3 seats.
 - b. Insurance Renewal – Tracy Ashby stated, as Bill Ashby previously discussed with Eric, the Association is working on moving all policies under one agent and that the association is under-insured. The insurance to be discussed during budget season.
 - c. Eric Lawson reported that the FPL Street Light application is still under review for 15131 3rd Dr E.
6. Officers/Committee Report
 - a. Architectural Committee – Based on the ACC recommendation, a motion by Todd Klyn to approve the following requests (#196 and #198 - #205), second by David Rosengrant, motion carries.
 - i. #196 11.20.2020 223 147th St NE - Smith (Roof)
 - ii. #198 12.2.2020 247 147th St NE - Watters (Garage Door)
 - iii. #199 12.3.2020 304 147th St E - (Lauro) Drive-Pergula-Hot Tub
 - iv. #200 12.3.2020 15113 3rd Dr E - (Monroe) Roof
 - v. #201 12.8.2020 109 Mill Run E - (Bowie) Roof
 - vi. #202 12.17.2020 14030 1st Ave E - (Jensen) Roof
 - vii. #203 12.18.2020 802 147th St E - (Holland) Roof
 - viii. #204 1.6.2021 14839 7th Ave E - (Draper) Playset
 - ix. #205 1.6.2021 109 Mill Run E - (Bowie) Paint
 - b. #197 12.1.2020 212 141 St Ct NE – Cutino (Driveway) – After discussion by the Board, the Board did not vote to approve or deny the request since the work has been completed prior to approval.
 - c. Financials
 - i. David Rosengrant discussed the current financials, including bank account balances and delinquent accounts.
7. Business
 - a. The Board discussed the tree removal @ Rye Road.
 - b. The current violations were discussed and that an agreement was reached regarding the RV parked @ 14822 7th Ave E.
 - c. Additional Evening Inspections
 - i. Todd Klyn made a motion to approve the extra \$50.00 a month for an after-hours inspection, Ray Miller requested to amend the inspection to every other month for 6 months and to reevaluate at that time, second by Todd Klyn, David Rosengrant then stated that he would prefer the after-hours inspection to be for only 3 months. Jamie Rozek-Potter agree on allocating the funds. Eric Lawson stated that the after inspection was not a good use of association funds. David Rosengrant, Eric Lawson and Jamie Rozek-Potter all voted no for the after-hours inspection, motion is denied.
 - ii. David Rosengrant made a motion to approve an after-hours inspection for 1 month to be completed by the next Board meeting, second by Eric Lawson,

Todd Klyn to approve, a No vote by Jamie Rozek-Potter and Ray Miller, motion carries.

- d. Budget Planning for Future Expenses
 - i. Todd Klyn would like to discuss the possibility of increasing the assessments and would like Bill to get a quote on the wall repairs and replacement.
 - ii. Eric Lawson asked how is the association planning for future expenses.
 - iii. David Rosengrant discussed future expenses for the entry walls.
 - iv. The Board discussed the playground repairs and the possibility to make the playground a little smaller.
 - v. The light quote was tabled until the July meeting.
8. No other Board member comments
9. Homeowner Comments
 - a. Barry would like to know what a commercial vehicle is. Todd Klyn stated that the description is on the website. Barry would also like to know what the agreement was with the RV parking and who is running for the Board.
 - b. Homeowner would like the light looked at by the North wall by the 3rd driveway, as it is dark and also would like the tree next to the wall looked at. Todd Klyn to look at the light and Eric Lawson to look at the tree.
10. Next meeting date is the Annual Meeting on February 16th, followed by the organizational meeting.
11. Ray Miller made a motion to adjourn the meeting at 8:11 pm, second by David Rosengrant, motion carries.