

### **CALL TO ORDER:**

The Country Creek HOA Meeting was called to order by HOA President Ray Miller at 7:00PM on Friday November 30, 2018 at the Christ Presbyterian Church at 515 Upper Manatee River Road East, Bradenton. Roll call was made, and quorum established with the following directors' present: Ray Miller (President), Vice President Bob Meehan, Carola Russell (Treasurer), Jerry Wesley (Secretary) and Pete Senchyshak (Director at Large). ARC Chairman Lance Davis was also present.

*Note: Florida Statutes, Division of Florida Land Sales, Condominiums and Mobile Homes define the Division Rules on Videotaping, any unit owner may tape record or videotape meetings of the board of administration, committee meetings, or unit owner meetings, subject to restrictions which can be found on the HOA page of our website. Prior notice (24 hours) is required.*

### **OFFICERS / COMMITTEE REPORTS:**

JW reported that the Proof of Notice for tonight's meeting had been established by publishing the date on the CCHOA Web page on or about 11/16/2018. The Country Creek Facebook page Event was added, and the agenda was posted on the website on 11/19/2018. Entrance signs were hung up and an email blast was sent out on 11/26/2018.

RM reported that the last meeting minutes had been reviewed by all. JW made a motion to waive the reading, accept and approve. CR seconded, and all approved with, "Aye", none opposed. **MOTION CARRIED.**

### **Treasurer:**

- CR provided the following for tonight's meeting. Checking balance is at \$51,431.02 and our savings are currently \$10,110.49.
- Twenty-five (25) residents still have not paid this year's dues. Six properties have paid \$300 not taking notice of the invoiced amount of \$330. CR made a motion to send out invoices with late fees attached. JW seconded and all approved with, "Aye", none opposed. **MOTION CARRIED.**
- We received four estoppel fees from sales in our community since our last meeting
- We received and paid our normal invoices for FPL (\$413.75), Green Thumb (\$2,610.00), The Lake Doctors (\$995), storage (\$90.78), insurance (\$1605.25), general property taxes and property taxes for the park, \$21.81 and \$438.68 respectively.

### **Secretary:**

- A violation letter was sent to a house on 7<sup>th</sup> Avenue East. This residence reportedly has not had anyone occupying it for over 10 years. It is showing obvious signs that no one has been staying there. Neighbors are complaining about the deteriorating condition and appearance of the home and property. The owners still live in Florida and were contacted on the condition of the property and residence. Some progress has been noticed to general upkeep. Board members feel that a second letter is warranted to

ascertain what long term plans the owners have in improving the overall state of the property and residence.

- A violation letter was sent to a residence on 141<sup>st</sup> Court NE due to hedges on the property that were dead, dying and in need of care. No progress has been noted so a 2<sup>nd</sup> notification letter will be sent.
- Violation letters were sent to a rental company and the current tenants of a property on 1<sup>st</sup> Ave East due to overnight parking of vehicles.
- A violation letter was sent to a residence on 7<sup>th</sup> Ave E due to a fence that was installed without an ARC form or any prior approval from the HOA. A 2<sup>nd</sup> letter will be sent noting the violation and subsequent attorney involvement if the homeowner does not take actions to comply
- Two new estoppels have been completed and are waiting on closings
- Additional periodic cutting around some of our ponds has been accomplished. Green Thumb advised that an inground yellow jackets nest was discovered by their employees after the most recent trimming on the pond on 1<sup>st</sup>. No additional trimming will be accomplished on this pond until the yellow jackets have been eliminated or have moved on.
- Green Thumb advised that the previously reported electrical damage to the sprinkler control box at the park was repaired with a new box and it was covered under warranty. A pressure switch for the pump and well at the park did need to be replaced when it failed.

#### **OLD BUSINESS:**

- RM advised that we have a new PO Box at the Lorraine and SR70 USPS location. The address is:

Country Creek Homeowners Association  
PO Box 110565  
Bradenton, FL 34211

A change of address at the old USPS will be initiated and the website will be updated.

- Replacement residential mailboxes. We still have not found a suitable replacement for our community mailboxes. The old mailboxes are no longer being made and were discontinued from suppliers. CR noted that she liked the ones in Country Meadows, but pricing could be a factor. RM noted that a neighbor near his residence had recently replaced their mailbox with one that appeared similar to the old one. He will reach out to find out where he obtained it.
- BM advised that front entrance issues remain and that the HOA should consider this repair in our long-term budgeting. As previously reported, the entrance sign on the south side of the 147<sup>th</sup> ST and Rye Road entrance has a large crack in it that is progressively getting worse. Bids to stabilize the structure come in at a minimum of \$8000.

**ARC:**

<b>Address</b>	<b>Name</b>	<b>Request</b>	<b>Arch</b>	<b>Board</b>	<b>Comment</b>
615 147 <sup>th</sup> St E	Todd Klyn	Addition	Yes	Conditional	Initial plans are approved. Final approval will wait until plans are finalized.
14826 7 <sup>th</sup> Ave E	Scott Marshall	Attached Shed	Yes	Conditional	Board will need a site plan before approval, but plans comply with HOA rules
114 147 <sup>th</sup> St NE	Monica Ausborn	Fence	No	No	See additional comments below
15128 3 <sup>rd</sup> Dr E	Greg McMillan	Fence	Yes	Yes	

LD reported that he could not approve the plans for the fence as it was proposed at 114 147<sup>th</sup> St NE. The minimum distance that a fence can be to a lake or pond was 50'. The proposal called for 20'. In addition, the covenants state that a fence cannot extend from the furthest rear point of a residence to the front of that residence by more than 20'. The proposal was for 46'. Monica Ausborn was present to answer questions about her proposed fence. MA noted that other houses on ponds in our development had fences installed that were closer than 50 feet to the waters edge. RM explained that fences that were approved by the original builders and past Boards have been nothing but a constant reminder to the current Board that it was important to stick with the covenants and not to grant variances unless there was a compelling reason to do so. JW noted that at least two others on this particular pond had requested variances for the 50' rule but were denied so that we remained in compliance with the bylaws. MA said she understood that, and she would modify her plans to comply with the 50' rule. She said she didn't understand why the side portion of her fence was being questioned. She said that her house is constructed and positioned on her lot in such a way that the fence would be needed to shield bedroom windows on that side of the house. She also pointed out that if her neighbor on that side of her house were to construct a fence within the established guidelines that it would be in line with the furthest most point of her fence. In addition, her neighbors' fence would be completely within the 20' rule for their house. CR pointed out that we have had other residents ask for this exact variance and they were turned down so that the Board could comply by the existing bylaws. RM again noted that MA was not forwarding a compelling reason or circumstance that would make the Board consider a variance at this time. The fence proposal as presented is denied at this time.

### **NEW BUSINESS:**

- CR reported that she would coordinate for a date and time for the annual meeting with Bayshore Community Church. She would also reach out to our HOA attorney to iron out the wordage that would be needed for the ballots to include a measure to vote for the hiring of a management company
- We have had three bids for a management company at this point. One company, Premium Resource Management, Inc., made a presentation at our last meeting. They currently represent Country Meadows along with other developments. Argus Property Management and Sunstate Association Management Group both submitted bids and were invited to tonight's meeting. Both were unable to attend tonight's meeting. Approval for hiring a management company will require a vote by our residents.

### **Communications:**

- A resident asked about a business she was planning on opening that would sometimes necessitate her working out of her home. She was directed to review the bylaws and the commercial vehicle restrictions that are in place for Country Creek homeowners.
- A resident reported to the website her concerns about the residents of a home on 141st CT NE that appeared to be cutting into the conservation easement behind their property. She also wanted to report that it appeared that they were burning debris in an unsafe manner on their property. LD advised that the area that was being trimmed was indeed part of their property and did not appear to be encroaching on any protected areas. The resident was also encouraged to call the proper authorities if she believed that unsafe actions were being perpetrated by anyone as the website is not monitored 24/7
- We received a few more questions about our mailboxes and what would be a suitable replacement. For now they are being told that it remains a work in progress. The replacement should be available locally and we are trying to find a model that is somewhat like what we have had in the past.
- A new resident asked about any HOA restrictions on installing an irrigation well. Our ARC Chairman was coordinated with and he found nothing that would require a homeowner to gain approval from the HOA for such an installation. She was directed to find out what the State and County required regarding permitting and testing. She also asked about the removal of Brazilian Pepper trees that were initially planted on her property and if they counted towards her landscaping requirements outlined in our deed restrictions. She was instructed to review our bylaws under section 3.08 for the minimum number of landscaping trees required on each lot. She was also reminded that Brazilian Pepper trees were considered an invasive species and the State would like to see all of them eradicated.

**Social:**

- Nothing currently. Need volunteers.

**Input from the floor:**

- CR said that she noticed the pavilion lights were inoperative or burned out. RM said that he would take a look to ascertain what exactly the problem was.
- As this meeting evolved into more of an open forum no additional issues were brought forward.

**BOD ADJOURNMENT:**

At about 8:20PM, RM thanked everyone for their participation. BM motioned to adjourn. PS seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**

Our next meeting has not been scheduled but is pending.

**INFORMATION:**

- The Sheriff's traffic complaint hotline is (941) 723-5197. Complaints about nuisance animals can be made to (941) 742-5933 Ext 1. County link for traffic related issues:
- <https://www.mymanatee.org/home/government/departments/public-works/traffic-management/traffic-operations.html>