

CALL TO ORDER:

Meeting called to order at 7:03PM on March 10th 2016 at Beef O’Brady’s roll call was made and the following directors were present: Carola Russell, Cara Misiewicz, Bruce Illes and Ray Miller. Quorum was established with 4 board members present.

OFFICERS / COMMITTEE REPORTS:

Secretary:

RM motioned and CR seconded to accept the minutes as read, all Directors voted Aye, and none opposed. MOTION CARRIED.

Treasurer:

- Yearly HOA fees are in; Only 1 resident that hasn’t paid, they are in foreclosure.
- Our checking account has 26,545, and savings 10K.

ARC:

Address	Name	Request	Arch	Board	Comment

Richard Long, Bob Meehan and Barry Serrica were gracious enough to look up and research the issue of commercial vehicles as in our bye laws they are vague. The drafted and presented to the board a two page proposal that the board will review and move forward with. (draft is attached at the end)

Great work guys.

Compliance:

- The board decided that do to the volume of potential compliance issues a separate meeting would be held to discuss each in more detail. It was schedule for the 7th at RM’s home.
- (Ongoing)Resident at 1st. with milk jugs and mulch bags on the side of their house.
 - Received a second letter and came to meeting. Resident promised to clean up the mulch bags within 3 weeks which the board deemed acceptable. Resident stated that the milk jugs are not against the by-laws and we told him we will check with association attorney and get back to him. Our attorney gave us a note with 3 potential infractions of the milk jugs.
 - Resident informed us that he had planted some plantings to obscure the milk jugs and at some point in the future the plants would be large enough to do this. Board is going to ask Lori to send a note asking the resident to come up with a plan.
 - The milk jugs are gone, but now there is an array of 5 gallon buckets, it does look better.
- (Ongoing)The board sent a letter to resident on 1st with regard to the fence that is in need of repair.
 - A neighbor told us that he had offered to help with the repair but had not been taken up on his offer.
 - Board has sent a few notes and nothing will plan a personal visit to see what can be done.

Social:

- Brainstorming of some ideas as to what to do for perhaps the 8th of April, a movie, pot luck, etc. Considered Bayside Food Trucks, advertising it in flyers, emails, etc.
- Consider getting some realtors to sponsor.
- Kicked around ideas on how to get the info and message out.

Communications:

- A resident noticed the lighting in the park and worried it might be too bright. We will keep an eye on it.
- 3 compliments with regards to the social and arch newsletters.
- A resident of Mill Run asked to join the arch committee.
- 2 Estoppels for home sales completed.
- A rental company sent in their dues twice, we contacted them and they said to apply it to the next year.
- An anonymous complaint about at least a dozen homes on mill run, passed around the board logged in the minutes.
- Correspondence from bank on home on 7th that is in foreclosure, could wrap up soon.
- A resident suggested putting pictures next to board's names on web page so people know who they are.
- A mill run resident sent in some preliminary arch work, waiting on formal to arch chair.
- A resident of 147th advised the board that all of the paperwork he requested was not made available. He was told that when he pays for what he has requested/received and the board incurred copying fees anything else he wanted would be made readily available.
- The board received a letter from Dave Branning 141st with some info on the problematic lake at the end of 141st, the board has requested that he come in and discuss at a meeting.

NEW BUSINESS:

- The new benches are in and ready for installation. Steve has generously offered to pressure wash and paint the pavilion first. The benches are just in time as the old ones are falling apart.
- Yard sale is the first Saturday of April and of November, this year it will be April 2nd.

OLD BUSINESS:

- BI volunteered to register the HOA at SunBiz.org
- BI volunteered to modify the current arch form to recommend notifying the neighbors before approval. Ray to send him the word document of the form.
- The board received before the elections a letter from a resident asking about covering his truck with business decals. His question was is this allowed? The covenants are very vague around this, BI read 3 open to interpretation notes from the bylaws on the topic. Previously the board had taken a light position on this and enforced only the worst of the offences. The board and residents discussed forming a committee to come up with or propose some more formal guidelines. The community discussed police and emergency vehicles are not commercial. Another way to understand is how the vehicle is insured? Is a realtor BMW with sign a commercial vehicle? Barry Serrica offered to head this committee with Richard Hill and Bob Meehan offering to be on the committee.
- Board discussed the erosion behind BI home around the weir; it was decided to consult with resident Dave Branning on this.

Follow UP:

- Consider moving our PO Box to the PO on Lorraine vs. deep into town.
- Putting some curbing in around the smaller Mill creek entry way signs, and allocated up to 1200\$ for this. Bruce to speak with former resident Art Williams at "Curb's Pro".

Things to consider if we do another newsletter – some addressed in presidents letter:

- Mailboxes: the board again discussed the mailbox issue, the board discussed for some time the possibilities of providing new mailboxes of some kind to all residents as many in the neighborhood look tired and worn. We went back on forth on the type as well would we do posts and how would the new ones be installed. No decision reached yet, but we had some good resident input and are considering using the key club or hiring a handy man to install new ones for willing homeowners.
- Tree branches hanging over the sidewalks.

Ideas for Bylaw updates:

- 60 days to do an arch form
- Codify what we do with regard to arch, that is get recommendation but leave decision to board
- 5-7 board members
- Require notification of neighbors for variances

Parking lot:

- Team to come up with fencing guidelines as per covenants
- Look at a fountain or two for a couple of lakes.
- Bricks looking dull on Rye road what can be done? We will likely address this after the annual meeting.

BOD ADJOURNMENT:

At close to 830PM BI moved to adjourn the BOD meeting, all Directors voted Aye, none opposed. **MOTION CARRIED.**

Draft

COUNTRY CREEK COMMERCIAL VEHICLE DEFINITION 3/9/16

The Country Creek Community does not allow any commercial vehicle to be parked overnight in plain sight. CC defines a commercial vehicle as one that fits any of the descriptions below:

1. A vehicle with any sign, graphics or letters larger than a bumper sticker, used for the purpose of commercial advertising
2. A vehicle larger than a class "2 passenger vehicle" as defined by the Florida DMV
3. A vehicle larger than 10,000 pounds
4. Any utility or service type vehicle
5. A vehicle with exposed tool boxes, or ladder racks

A commercial vehicle will be allowed to be parked overnight under the following conditions:

1. A vehicle parked inside a garage
2. A vehicle completely screened by a fence, and in compliance with all CC by laws governing parking and fences
3. A vehicle whose signs, graphics or letters are completely covered by a magnetic cover