

Country Creek Homeowners Association of Manatee

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

Office: (941) 870-5600

Fax: (941) 467-3441

Board of Directors Meeting

November 7, 2022 @ 7:00 PM
Bayside Community Church located at 15800 FL-64, Bradenton, Florida 34212.

AGENDA

1. Call to Order
2. Verification of Quorum
3. Proof of Meeting Notice
4. Approval of Minutes
 - a. 9/13/2022 & 10/11/2022 Meeting Minutes
5. Manager's Report
6. Officers/Committee Reports
 - a. Architectural – Todd Klyn
 - b. Grounds – Todd Klyn
 - c. Financials – David Rosengrant
 - d. Compliance Inspections & Letters
7. Business
 - a. Short Term Leasing Amendment Discussion
 - b. Sale of Rye Rd Park – Update
 - c. Landscape Contract Discussion
8. Board Member Comments
9. Homeowner Comments
10. Next Meeting Date
11. Adjournment

HOMEOWNER'S COMMENTS: Time limit of three (3) minutes per homeowner. The Board members may respond or choose to place on a future agenda for further discussion. The total time allotment for *homeowner's comments* will not exceed 30 minutes.

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Board Meeting Minutes

September 13, 2022

1. The meeting was called to order by Bill Ashby at 7:00 pm.
2. A quorum of the Board was present - Todd Klyn, David Rosengrant, and Jamie Potter. Bill Ashby (Association Manager) was present.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by Todd Klyn to approve the 7/26/2022 minutes, second by David Rosengrant, motion carries.
5. Manager's Report – Bill Ashby provided the Aging Report. He also discussed the benefits of drafting a Scope of Work for the Landscaping contract before it goes out to bid.
6. Officers/Committee Report
 - a. Architectural Committee – Based on the ACC recommendation and report, a motion by Todd Klyn to approve/deny the requests noted in the report, second by David Rosengrant. The motion carried.
 - b. Grounds – Todd Klyn discussed the failure of the irrigation pump even after repairs were made to it. At this time, the zone irrigation system is not working because of the pump. Todd also reported that Green Thumb Landscaping is still locating the irrigation valves. These factors make it necessary to postpone the landscaping of 3rd Drive. Todd thanked owners that volunteered to lay six pallets of sod and install curbing at the park.
 - c. Financials – David Rosengrant discussed the current financials.
 - d. Compliance Committee – The Board discussed the current violations report. A motion by Todd Klyn to send uncured violations to the Fining Committee, second by David Rosengrant. The motion passed unanimously. Bill Ashby will send notices to Owners via First Class Mail and Certified Return Receipt of the date of the Fining Hearing in accordance with Florida Statutes, when scheduled.
7. Business
 - a. The Board discussed the Playground Proposal and levying a Special Assessment. The Board asked Bill Ashby will prepare the required notice of a meeting to consider levying a Special Assessment in the amount of \$21,993.60 to be held on October 11, 2022, at 7:00 p.m.
 - b. The Board decided to table discussion on a Short-term Leasing Amendment
 - c. The Board tabled discussion on the sale of Rye Park Road.
 - d. The Board discussed the Landscape Contract. Todd Klynn will add additional items to the Scope of Work.
8. Board Member Comments – None
9. Homeowner Comments
 - a. Don Enright stated that the sidewalks on 3rd Drive need to be cleaned after rainy season. He also stated that he believes a commercial business is being conducted at 15120 3rd Drive in violation of Article 3.01 of the Declaration. He said that there are products and pallets being stored on the driveway. He asked the Board to check the documents and send a letter to the owner.
 - b. Larry Luh stated that he agreed with Bill Ashby that a Scope of Work needs to be prepared before the Landscaping Contract is sent out for bid. He requested that mowing by owners be added.
10. Next Meeting Date – 10/11/2022 at 7pm.
11. As there was no other business, the meeting adjourned at 8:27pm.

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Board Meeting Minutes

October 11, 2022

1. The meeting was called to order by Eric Lawson at 7:00 pm.
2. A quorum of the Board was present – Eric Lawson, Todd Klyn, David Rosengrant, Ray Miller, and Jamie Potter. Bill Ashby (Association Manager) was present.
3. The meeting notice was posted in accordance with Statutory requirements.
4. Business
 - a. Playground Special Assessment
 - i. The Board discussed the Playground Proposal and levying a Special Assessment.
 - ii. The Board encouraged owner input
 1. Most owners in attendance were in support of the Special Assessment.
 2. Questions ranged from is the playground needed, what age group and how much additional funds would be needed.
 - iii. After much discussion, a motion by David Rosengrant to approve the Special Assessment of \$96.20 due on 1/15/2023, second by Ray Miller, motion carries.
5. As there was no other business, the meeting adjourned at 7:33pm.



Description	Current	Over 30	Over 60	Over 90	Balance
CCH318 - Walter & Amanda Abourezk Attorney 14027 1st Ave E Lot 318 Lori M Dorman, P.A. Collection Status: Collections - Attorney					
Total:	\$43.57	\$256.07	\$15.57	\$3,933.46	\$4,248.67
CCH330 - Dustin & Christy Beres Attorney 324 141st Ct NE Lot 330 Mankin Law Group Last Payment: \$96.20 on 11/07/2022 Collection Status: Collections - Attorney					
Total:	\$31.67	\$244.17	\$3.46	\$721.51	\$1,000.81
CCH126 - Clayton & Amy Bruneman Notice of Late Assessment 102 Mill Run E Lot 126 Last Payment: \$942.89 on 07/01/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH135 - Crystalle Holmes & Nick Holmes Notice of Late Assessment 14822 7th Ave E Lot 135 Last Payment: \$448.00 on 09/27/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH161 - Michael & Lindsey Ryan Notice of Late Assessment 115 Mill Run E Lot 161 Last Payment: \$438.00 on 10/01/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH166 - Simon & Amy Barton Notice of Late Assessment 14831 7th Ave E Lot 166 Last Payment: \$443.00 on 08/24/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH222 - Leonard & Tiffany Washington Notice of Late Assessment 14743 1st Ave E Lot 222 Last Payment: \$443.00 on 09/28/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH225 - Patricia M. & Michael L. Smith Notice of Late Assessment 14755 1st Ave E Lot 225 Last Payment: \$100.00 on 03/31/2022 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH243 - Stephen W. Sawyer & Melissa E. Sawyer Notice of Late Assessment 14726 1st Ave E Lot 243 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH312 - Ulrich & Elizabeth Ringwald Notice of Late Assessment 14010 1st Ave E Lot 312 Last Payment: \$443.00 on 08/23/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH362 - Juan Martinez Patricia Casiano Notice of Late Assessment 102 147th St NE Lot 362 Last Payment: \$53.72 on 10/10/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH364 - Jason DeYoung Notice of Late Assessment 111 141st Ct NE Lot 364 Last Payment: \$443.00 on 08/11/2021 Collection Status: Notice of Late Assessment					
Total:	\$31.01	\$243.51	\$3.01	\$273.51	\$551.04
CCH324 - Leannis Cutino Dallas Guitierrez Notice of Late Assessment 212 141st Ct NE Lot 324 Last Payment: \$100.00 on 11/07/2022 Collection Status: Notice of Late Assessment					
Total:	\$0.00	\$240.50	\$0.00	\$240.50	\$481.00
CCH214 - James & Sheila Waid Notice of Late Assessment 14711 1st Ave E Lot 214 Last Payment: \$240.50 on 08/23/2022 Collection Status: Notice of Late Assessment					
Total:	\$28.42	\$241.50	\$1.00	\$33.01	\$303.93
CCH231 - Wayne Shirley Notice of Late Assessment 14779 1st Ave E Lot 231 Last Payment: \$240.50 on 08/26/2022 Collection Status: Notice of Late Assessment					
Total:	\$28.42	\$241.50	\$1.00	\$33.01	\$303.93
CCH106 - Denise & Roger Touchberry Notice of Late Assessment 708 147th St E Lot 106 Last Payment: \$240.50 on 06/17/2022 Collection Status: Notice of Late Assessment					
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51



Description	Current	Over 30	Over 60	Over 90	Balance
CCH115 - Mark & Gail Poitras Notice of Late Assessment					Last Payment: \$240.50 on 06/17/2022
150 Mill Run E Lot 115					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH125 - Scott Gondeck Notice of Late Assessment					Last Payment: \$245.50 on 08/30/2022
106 Mill Run E Lot 125					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH127 - Stanley Cornell Stout Jr Melinda Lawson Notice of Late Assessment					Last Payment: \$240.50 on 07/07/2022
14854 7th Ave E Lot 127					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH136 - Dillon & Holly Garback Notice of Late Assessment					Last Payment: \$273.51 on 08/29/2022
14818 7th Ave E Lot 136					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH146 - Eric & Vanderlucia Zeno Notice of Late Assessment					Last Payment: \$240.50 on 07/08/2022
14702 7th Ave E Lot 146					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH158 - Megan Abshari Notice of Late Assessment					Last Payment: \$240.50 on 07/08/2022
127 Mill Run E Lot 158					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH163 - Helene Franco Notice of Late Assessment					Last Payment: \$240.50 on 06/28/2022
14843 7th Ave E Lot 163					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH172 - Steven & Shayna Watterson Notice of Late Assessment					Last Payment: \$240.50 on 07/01/2022
14719 7th Ave E Lot 172					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH174 - Dean Ball Notice of Late Assessment					Last Payment: \$240.50 on 06/25/2022
14711 7th Ave E Lot 174					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH204 - Michael and Deborah Kaiser Notice of Late Assessment					Last Payment: \$240.50 on 07/08/2022
418 147th St E Lot 204					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH207 - William & Shari Weber Notice of Late Assessment					Last Payment: \$240.50 on 07/19/2022
308 147th St E Lot 207					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH208 - Anthony & Tamberlee Lauro Notice of Late Assessment					Last Payment: \$240.50 on 07/15/2022
304 147th St E Lot 208					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH212 - Robert & Lisa Singer Notice of Late Assessment					Last Payment: \$240.50 on 07/19/2022
14703 1st Ave E Lot 212					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH213 - Thomas & Vera McGill Notice of Late Assessment					Last Payment: \$240.50 on 07/08/2022
14707 1st Ave E Lot 213					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH216 - Thomas & Mary Lance Notice of Late Assessment					Last Payment: \$240.50 on 07/08/2022
14719 1st Ave E Lot 216					Collection Status: Notice of Late Assessment
	Mankin Law Group				
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH223 - Edward & Beth Graves Notice of Late Assessment					Last Payment: \$240.50 on 06/22/2022
14747 1st Ave E Lot 223					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51



Description	Current	Over 30	Over 60	Over 90	Balance
CCH226 - Kenneth & Norma Kisida Notice of Late Assessment					Last Payment: \$240.50 on 07/08/2022
14759 1st Ave E Lot 226					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH227 - Robert & Susan Tyson Notice of Late Assessment					Last Payment: \$240.50 on 07/06/2022
14763 1st Ave E Lot 227					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH252 - Delwin Charles Shaver, Jr. & Sybil Rene Lindstead Notice of Late Assess					Last Payment: \$240.50 on 07/12/2022
313 147th St E Lot 252					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH256 - Jon & Jennifer Green Notice of Late Assessment					Last Payment: \$276.52 on 09/11/2022
415 147th St E Lot 256					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH265 - Jeffrey & Jerilynn Chapin Notice of Late Assessment					Last Payment: \$240.50 on 07/27/2022
15107 3rd Dr E Lot 265					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH272 - Bryan & Kelly Richards Notice of Late Assessment					Last Payment: \$240.50 on 06/17/2022
15135 3rd Dr E Lot 272					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH306 - Erick & Chris-Anne Phelps Notice of Late Assessment					Last Payment: \$240.50 on 06/14/2022
14104 1st Ave E Lot 306					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH309 - Christopher Ryan Gross & Christina Gross Notice of Late Assessment					Last Payment: \$273.51 on 08/18/2022
14022 1st Ave E Lot 309					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH313 - Leonard Guerra Notice of Late Assessment					Last Payment: \$273.51 on 08/22/2022
14005 1st Ave E Lot 313					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH319 - Harris & Sheryl Giddens Notice of Late Assessment					Last Payment: \$240.50 on 06/22/2022
114 141st Ct NE Lot 319					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH320 - Anthony & Courtnei Darpino Notice of Late Assessment					Last Payment: \$273.51 on 08/22/2022
118 141st Ct NE Lot 320					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH328 - Yosvani & Genevieve Barreiro Notice of Late Assessment					Last Payment: \$273.51 on 08/22/2022
316 141st Ct NE Lot 328					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH336 - Justin & Aleksandra Boudreau Notice of Late Assessment					Last Payment: \$240.50 on 06/25/2022
426 141st Ct NE Lot 336					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH339 - Larry Haymore III & Amber Proffitt Notice of Late Assessment					Last Payment: \$240.50 on 07/12/2022
415 141st Ct NE Lot 339					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH347 - Anthony & Kristi Lavenduski Notice of Late Assessment					Last Payment: \$273.51 on 08/22/2022
303 141st Ct NE Lot 347					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH353 - Greg & Michelle Sander Notice of Late Assessment					Last Payment: \$240.50 on 06/22/2022
227 147th St NE Lot 353					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51



Description	Current	Over 30	Over 60	Over 90	Balance
CCH361 - Joseph & Patricia Kosobucki Notice of Late Assessment					Last Payment: \$240.50 on 06/22/2022
105 147th St NE Lot 361					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH370 - Christopher & Danielle Syfert Notice of Late Assessment					Last Payment: \$240.50 on 07/24/2022
211 141st Ct NE Lot 370					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH378 - Robert Brett & Susan Goodyear Notice of Late Assessment					Last Payment: \$273.51 on 08/22/2022
114 147th St NE Lot 378					Collection Status: Notice of Late Assessment
Total:	\$33.01	\$240.50	\$0.00	\$0.00	\$273.51
CCH352 - Kelli Smith-Brewer Notice of Late Assessment					Last Payment: \$33.00 on 09/21/2022
231 147th St NE Lot 352					Collection Status: Notice of Late Assessment
Total:	\$33.00	\$240.00	\$0.00	\$0.00	\$273.00
CCH261 - Jennifer Benoit & Robert Plocica Notice of Late Assessment					Last Payment: \$276.52 on 10/14/2022
15128 3rd Dr E Lot 261					Collection Status: Notice of Late Assessment
Total:	\$28.04	\$240.50	\$0.00	\$3.01	\$271.55
CCH147 - Sam & Elizabeth Prunty Notice of Late Assessment					Last Payment: \$273.00 on 08/19/2022
705 147th St E Lot 147					Collection Status: Notice of Late Assessment
Total:	\$28.01	\$241.50	\$1.00	\$0.51	\$271.02
CCH263 - Kristen Nielsen & Richard Louis Robinson Notice of Late Assessment					Last Payment: \$3.01 on 10/04/2022
15120 3rd Dr E Lot 263					Collection Status: Notice of Late Assessment
Total:	\$28.02	\$240.50	\$0.00	\$1.00	\$269.52
CCH331 - Jonathan & Cara Misiewicz Notice of Late Assessment					Last Payment: \$6.00 on 10/04/2022
406 141st Ct NE Lot 331					Collection Status: Notice of Late Assessment
Total:	\$28.02	\$240.50	\$0.00	\$1.00	\$269.52
CCH104 - IH5 Property Florida, LP Notice of Late Assessment					Last Payment: \$482.28 on 02/03/2022
716 147th St E Lot 104					Collection Status: Notice of Late Assessment
Mankin Law Group					
Total:	\$31.05	\$83.66	\$0.00	\$0.00	\$114.71
CCH121 - Milca Velasquez Notice of Late Assessment					Last Payment: \$438.00 on 08/01/2022
126 Mill Run E Lot 121					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$71.01	\$0.00	\$0.00	\$102.01
CCH112 - David & Laura Logan Notice of Late Assessment					Last Payment: \$438.00 on 08/15/2022
606 147th St E Lot 112					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$66.20	\$0.00	\$0.00	\$97.20
CCH311 - HPA Borrower 2018-1 LLC Notice of Late Assessment					Last Payment: \$438.00 on 06/21/2022
14014 1st Ave E Lot 311					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$43.00	\$0.00	\$0.00	\$74.00
CCH273 - William and Tammy King Notice of Late Assessment					Last Payment: \$240.50 on 09/06/2022
15139 3rd Dr E Lot 273					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$34.01	\$0.00	\$0.00	\$65.01
CCH140 - Cory Jo Chavez Notice of Late Assessment					Last Payment: \$481.00 on 08/13/2022
14802 7th Ave E Lot 140					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$33.01	\$0.00	\$0.00	\$64.01
CCH159 - Chad & Lauri Summerville Notice of Late Assessment					Last Payment: \$481.00 on 08/04/2022
123 Mill Run E Lot 159					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$33.01	\$0.00	\$0.00	\$64.01
CCH120 - Michael & Janine Mylett Notice of Late Assessment					Last Payment: \$481.00 on 08/01/2022
130 Mill Run E Lot 120					Collection Status: Notice of Late Assessment
Total:	\$31.00	\$28.01	\$0.00	\$0.00	\$59.01



Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc
End Date: 11/7/2022

Date: 11/7/2022
Time: 5:08 pm
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Description	Current	Over 30	Over 60	Over 90	Balance
CCH308 - Brian & Donna Sue McAlary Notice of Late Assessment			Last Payment: \$481.00 on 08/03/2022		
14026 1st Ave E Lot 308			Collection Status: Notice of Late Assessment		
Total:	\$31.00	\$28.01	\$0.00	\$0.00	\$59.01

CCH342 - Barry & Lorraine Serica Notice of Late Assessment			Last Payment: \$481.00 on 08/01/2022		
323 141st Ct NE Lot 342			Collection Status: Notice of Late Assessment		
Total:	\$31.00	\$28.01	\$0.00	\$0.00	\$59.01

CCH246 - Gregory & Tracy Moore Notice of Late Assessment			Last Payment: \$8.01 on 10/17/2022		
14714 1st Ave E Lot 246			Collection Status: Notice of Late Assessment		
Total:	\$26.00	\$1.00	\$0.00	\$0.00	\$27.00

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Country Creek Homeowners Association of Manatee, Inc	\$2,111.68	\$13,968.77	\$52.13	\$7,702.11	\$23,834.69

Description	Total
Assessment (Delinquent Fee)2020	\$25.00
Assessment (Delinquent Fee)2022	\$1,950.00
Assessment (Delinquent Interest)2020	\$183.54
Assessment (Delinquent Interest)2021	\$82.74
Assessment (Delinquent Interest)2022	\$327.82
Assessment 2019	\$1,054.47
Assessment 2020	\$399.00
Assessment 2021	\$788.00
Assessment 2022	\$17,114.47
Assessment - Reserves (Delinquent Interest)2021	\$11.01
Assessment - Reserves 2021	\$88.00
Legal Fees - Collection 2018	\$485.64
Legal Fees - Collection 2020	\$1,010.00
Payment Reminder 2021	\$30.00
Payment Reminder 2022	\$285.00
AR Total:	\$23,834.69

**Homeowner Violations**

Country Creek Homeowners Association of Manatee, Inc
All Levels
(12/01/2020 - 11/07/2022)

Date: 11/7/2022
Time: 5:10 pm
Page: 1

Account #	Homeowner Name	Address	Lot / Block
CCH330	Dustin & Christy Beres	324 141st Ct NE	330 /
Type: Screening - Electrical & Mechanical Maintenance			
Violations	Initial Date: 04-29-2022	Level: Fines	Next Contact: Escalation Date: 09-13-2022
The mechanical equipment is not screened from view from the street. Desc: The mechanical equipment needs to be screened from view			
CCH251	Themis & Argyre Zapantis	309 147th St E	251 /
Type: Screening - Electrical & Mechanical Maintenance			
Violations	Initial Date: 04-29-2022	Level: Final Notice	Next Contact: Escalation Date: 06-14-2022
The mechanical equipment is not screened from view from the street. Desc: The mechanical equipment needs to be screened from view			
Violations	Initial Date: 04-29-2022	Level: Final Notice	Next Contact: Escalation Date: 06-14-2022
The mechanical equipment is not screened from view from the street. Desc: The mechanical equipment needs to be screened from view			
CCH110	Glenn & Diana Martin	614 147th St E	110 /
Type: Landscape			
Violations	Initial Date: 08-25-2022	Level: Friendly Notice	Next Contact: Escalation Date: 09-01-2022
Plants/hedge planted within 50' of the rear property line Desc:			
CCH358	Jeffrey J. Layhew & Vicki Lee Layhew	207 147th St NE	358 /
Type: Landscape			
Violations	Initial Date: 07-29-2022	Level: Final Notice	Next Contact: Escalation Date: 09-13-2022
Plants in the landscape beds are not being maintained. Weeds are not being maintained in landscape beds. Desc:			
Violations	Initial Date: 08-25-2022	Level: Friendly Notice	Next Contact: Escalation Date: 09-01-2022
Hedges are not being maintained in a neat and trim manicured condition at all times. Desc: The hedges on the side yard, along the sidewalk, are required to be maintained no taller than 3'.			
CCH313	Leonard Guerra	14005 1st Ave E	313 /
Type: Landscape			
Violations	Initial Date: 07-29-2022	Level: Final Notice	Next Contact: Escalation Date: 09-13-2022
Hedges shall be maintained at a height no greater than 6' Desc:			

**Homeowner Violations**

Country Creek Homeowners Association of Manatee, Inc
All Levels
(12/01/2020 - 11/07/2022)

Date: 11/7/2022
Time: 5:10 pm
Page: 2

Account #	Homeowner Name	Address	Lot / Block
CCH318	Walter & Amanda Abourezk	14027 1st Ave E	318 /

Type: Landscape

Violations Initial Date: 05-31-2022 Level: Final Notice Next Contact: Escalation Date: 07-05-2022

Trees need to be trimmed. Desc:

Violations Initial Date: 05-31-2022 Level: Fines Next Contact: Escalation Date: 08-12-2022

Weeds are not being maintained in landscape beds. Desc:

Type: Lawn Maintenance

Violations Initial Date: 03-30-2022 Level: Fines Next Contact: Escalation Date: 06-14-2022

Grass needs to be mowed and trimmed. Desc: Grass is 12" tall.

Type: Mailboxes

Violations Initial Date: 01-24-2022 Level: Fines Next Contact: Escalation Date: 06-14-2022

The mailbox is not in compliance. Desc: The mailbox/post is not in compliance with the Board approved styles. Please go to Countrycreekhoa.net to see the approved styles.

Violations Initial Date: 05-31-2022 Level: Fines Next Contact: Escalation Date: 06-14-2022

The exterior of the house needs to be cleaned. Desc:

Type: Unapproved Modification

Violations Initial Date: 05-31-2022 Level: Fines Next Contact: Escalation Date: 06-14-2022

Window AC units are not permitted in the Community Desc:

Type: Screening - Electrical & Mechanical Maintenance

Violations Initial Date: 04-29-2022 Level: Fines Next Contact: Escalation Date: 07-05-2022

The mechanical equipment is not screened from view from the street. Desc: The mechanical equipment needs to be screened from view

Violations Initial Date: 05-31-2022 Level: Final Notice Next Contact: Escalation Date: 08-12-2022

Yard waste is stored on the property in view from the street. Desc:

CCH304	Laurie Houston	14302 1st Ave E	304 /
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Type: Screening - Electrical & Mechanical Maintenance

Violations Initial Date: 05-31-2022 Level: Fines Next Contact: Escalation Date: 09-13-2022

The mechanical equipment is not screened from view from the street. Desc:

**Homeowner Violations**

Country Creek Homeowners Association of Manatee, Inc
All Levels
(12/01/2020 - 11/07/2022)

Date: 11/7/2022
Time: 5:10 pm
Page: 3

Account #	Homeowner Name	Address	Lot / Block
CCH173	Kent & Kathy Davis	14715 7th Ave E	173 /

Type: Recreational Vehicles

Violations Initial Date: 10-13-2022 Level: Friendly Notice Next Contact: Escalation Date: 10-20-2022

A boat is only permitted while actively loading or unloading and never permitted overnight.

Desc:

CCH170	Larry Haymore II	14807 7th Ave E	170 /
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Type: Recreational Vehicles

Violations Initial Date: 08-30-2022 Level: Friendly Notice Next Contact: Escalation Date: 09-06-2022

A trailer is only permitted while actively loading or unloading and never permitted overnight.

Desc:

CCH137	SRP, SUB LLC	14814 7th Ave E	137 /
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Type: Mailboxes

Violations Initial Date: 01-23-2022 Level: Fines Next Contact: Escalation Date: 06-14-2022

The mailbox is not in compliance.

Desc: The mailbox/post is not in compliance with the Board approved styles. Please go to Countrycreekhoa.net to see the approved styles.

CCH156	Randy & Brenda Virkus	135 Mill Run E	156 /
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Type: Recreational Vehicles

Violations Initial Date: 08-30-2022 Level: Friendly Notice Next Contact: Escalation Date: 09-06-2022

A trailer is only permitted while actively loading or unloading and never permitted overnight.

Desc:

CCH118	David & Karen Rourke	138 Mill Run E	118 /
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Type: Recreational Vehicles

Violations Initial Date: 08-30-2022 Level: Friendly Notice Next Contact: Escalation Date: 09-06-2022

A camper is only permitted while actively loading or unloading and never permitted overnight.

Desc: