

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

March 9th, 2021

1. The meeting was called to order by Eric Lawson at 7:24 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 Todd Klyn to approve the 1/12/2021 and 2/16/2021 (as corrected) minutes, second by David Rosengrant, motion carries.
5. Manager's Report
 - a. Bill Ashby 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 (#206 - #217 & #219), second by David Rosengrant, motion carries. It was noted that #218 2.17.2021 106 147th St NE (Kane) Garage addition was still under review.
 - i. #206 1.8.2021 15135 3rd Dr E - (Richards) Tree Removal
 - ii. #208 1.21.2021 406 141sr Ct NE (Misiewicz) Roof
 - iii. #209 1.25.2021 615 147th St E (Klyn) Roof
 - iv. #210 1.25.2021 244 147th St NE (Wesley) Pool Cage Painting
 - v. #211 1.25.2021 409 147th St E (Downey) Metal Roof
 - vi. #213 2.9.2021 507 147th St E (Stoeckel) Roof
 - vii. #212 2.1.2021 313 147th St E (Sesso) Roof
 - viii. #214 2.9.2021 14771 1st Ave E (Rickrode) Roof
 - ix. #215 2.10.2021 14204 1st Ave E (Theisen) Fence
 - x. #216 2.11.2021 303 141st Ct NE (Lavenduski) Roof
 - xi. #217 2.11.2021 303 141st Ct NE (Lavenduski) Paint
 - xii. #219 2.23.2021 414 147th St E (Houser) Clearing
 - b. Financials – David Rosengrant provided an in-depth review of the current financials and noted that the 2021 budget planning will begin soon.
7. Business – None
8. Board Member Comments
 - a. Todd Klyn will be meeting with Ram Jack to discuss front entrance wall repair.
 - b. David Rosengrant reported that the park irrigation timing changed and discussed possibly increasing the size of the Board from 5 to 7 members. He asked that amendment discussion by on the next agenda.
9. Homeowner Comments
 - a. Dudley Waters asked if past due owners are being turned over to collections and if liens are being filed.
 - b. 2 owners asked about the ARC request process.
 - c. Richard Houser asked if owners could donate funds for community projects.
10. The next meeting is scheduled for 5/11/2021 at 7:00pm.
11. A motion by Todd Klyn to adjourn, second by Ray Miller, meeting adjourned at 7:55pm.