

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

July 26, 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. A motion by David Rosengrant, to approve the 5/10/2022 minutes, second by Todd Klyn, motion carries.
5. Manager's Report – No report
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, motion carries.
 - b. Grounds – Todd Klyn discussed issues at the 147th entrance and park. After a brief discussion, a motion by Todd Klyn to approve curbing and sod repairs at the park not to exceed \$2200, second by Jamie Potter, motion carries. He is waiting on irrigation quotes for repairs at the park.
 - c. Financials – David Rosengrant discussed the current financials. Bill Ashby discussed the current delinquent report.
 - d. Compliance Committee – The Board discussed the current violations report. The next compliance inspection will be 7/29/2022 – hedges will be included in inspection. After a brief discussion, a motion by Jamie Potter to fine property CCH318 \$2500 for the lawn maintenance and screening violations, second by Todd Klyn, motion did not pass. Jamie Potter provided 3 names that have previously served on the fining committee. She noted that it is time to recruit new members. The Board will seek volunteers and provide that list to Bill Ashby.
7. Business
 - a. After much discussion regarding the playground replacement, the Board agreed to hold a special meeting in the future to discuss replacement and how to fund the project – loan vs. special assessment. The Board will meet with vendor to discuss options for the playground equipment.
 - b. The Board discussed amending the documents to prevent short term leasing. Bill Ashby will contact attorney to get a budget.
 - c. The Board discussed the options to sell the Country Creek HOA Preserve. The Board tabled further discussion for a future meeting.
8. Board Member Comments
 - a. Ray Miller submitted receipts for reimbursement for park signs.
9. Homeowner Comments
 - a. Carola Russel disagreed with Board to decline fining CCH318 for additional violations. She also noted that the rules for loans/assessments are in the governing documents.
 - b. Don Enright discussed the sale of the Country Creek HOA Preserve. He is opposed to it as his property backs up to the pond.
 - c. The owner of 406 141st Ct NE(Cara) wants playground equipment replaced to be enjoyed by all age groups.
 - d. Barry Serica agrees with Don Enright that the park should not be sold.
 - e. The owner of 14009 1st Ave requested a slide be added
 - f. The owner of 27 147th St is concerned with Reserve funding for future equipment.
 - g. Yosvani Barreiro believes a special assessment is the best way to move forward.
10. Next Meeting Date – 9/13/2022 at 7pm.
11. As there was no other business, the meeting adjourned at 8:27pm.