

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

November 9, 2021

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.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by Todd Klyn to approve the 9/14/2021 minutes, second by David Rosengrant, motion carries.
5. Manager's Report
 - a. The insurance policy renewal/plan was presented and discussed. Bill Ashby will confirm the property policy that was included in the proposed package.
6. Officers/Committee Report
 - a. Architectural Committee – Based on the ACC recommendation, a motion by Todd Klyn to approve the requests noted in the report, second by Eric Lawson, motion carries.
 - b. Grounds – Todd Klyn reported the completion of the brazilian pepper tree removal project at 3rd Ave. He also reported that additional Oak branches need to be removed.
 - c. Financials –David Rosengrant discussed the September financials and Bill Ashby provided an update on the delinquent accounts.
 - d. Compliance Committee – The Board discussed the current violations report and agree to move forward with the fining committee.
7. Business
 - a. After a brief discussion, a motion by Eric Lawson to have the Attorney draft a Resolution to increase the size of the Board from 5 to 7 members, second by David Rosengrant, motion carries. This resolution will be voted on by the membership at the next annual meeting.
 - b. The Board scheduled the 2022 Annual Meeting for 2/8/2022. Todd Klyn will confirm with church.
8. Board Member Comments
 - a. Jamie Potter discussed the mailbox replacement deadline of 1/1/2022. She asked for the topic to be on the January meeting agenda.
 - b. Ray Miller asked for help with the holiday decorations at the entrance.
 - c. Todd Klyn noted that a new owner on 3rd Ave E continues to receive many deliveries.
 - d. David Rosengrant discussed the revised homeowner survey. He will create the survey template.
 - e. Ray Miller agreed to reach out to the owner that has not submitted a request for the chicken coup and bridge.
9. Homeowner Comments
 - a. Barry Serica reported that Ray Miller continues to park his vehicle on the grass and has construction debris stored in the front of the house. He was asked to notify management.
 - b. Don Enright reported that the new owner on 3rd Ave receives many deliveries via a semi-tractor. He was asked to contact the County.
 - c. Gail Kane volunteered to help with holiday decorations.
 - d. Dick Werner discussed Robert's Rules.
10. Next Meeting Date – 1/11/2021 at 7pm.
11. As there was no other business, the meeting adjourned at 8:33pm.