

# **Country Creek Homeowners Association of Manatee**

c/o Gulf Coast Community Management, LLC., 2201 Cantu Ct., Ste 106, Sarasota, FL 34232

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GulfCoastCM.com

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## **Board of Directors Meeting**

July 11, 2023 @ 7:00 PM
Bayside Church 2 of a Kind Room in Nursery Hall

### **MINUTES**

1. Call to Order

Mr. Eric Lawson, President, called the meeting to order at 7:01pm.

2. Verification of Quorum

Also in attendance: Mr. Ray Miller (VP), David Rosengrant (Treas.), Ms. Jamie Potter (Sect.) and Mr. Todd Klyn (MAL) constituting a quorum.

3. Proof of Meeting Notice

Proof provided as per FL statute.

4. Approval of Minutes

a. 6/6/2023 Meeting Minutes

Mr. Klyn moved to approve, second by Mr. Lawson, motion carried.

5. Committee Reports:

a. ARC Committee

Miscommunication between the Board and the CAM over presentation. The board will ratify current ARC approvals at the next meeting.

b. Landscaping Committee

Mr. Klyn reported that most of the landscaping work is complete and that irrigation is working well. He is next arranging community mulching.

c. Financial Report

Mr. Rosengrant shared highlights of the latest financial statement. Mr. Lawson questioned the ability to transfer Reserve funds into higher-yield accounts.

6. New Business

a. Trespassing/Law Enforcement action

Mr. Richard Klobuchar, owner and LEO, presented a blanket agreement with the Association to enforce trespassing in all Country Creek common areas. Mr. Klyn moved to accept, second by Mr. Rosengrant. All voted in favor.

b. GoDaddy web page discussion

Mr. Rosengrant will investigate updating the website locally.

c. Bulk Cable Program-Jay Brady

The Board agreed to allow Jay Brady to deliver his bulk cable participation presentation to the board at the September meeting.

d. Mowing of residence at 14027 1<sup>st</sup> Ave.

After discussion of the issue, the board agreed to refer to County Code enforcement for future action.

7. Homeowner Comments

One homeowner questioned when to expect the new playground equipment, hopefully arriving September or October of this year.

8. Next Meeting Date

The Board agreed to meet again September 12, 2023 at 7:00pm in the “2 of a Kind” room.

9. Adjournment

Mr. Klyn moved to adjourn at 8:00 pm, second by Mr. Rosengrant.

HOMEOWNER'S COMMENTS: Time limit of three (3) minutes to talk on each subject 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.