

Country Creek Homeowners Association of Manatee

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

Office: (941) 870-5600

GulfCoastCM.com

Board Meeting Minutes

November 7, 2022

1. The meeting was called to order by Eric Lawson at 7:00 pm.
2. A quorum of the Board was present - Todd Klyn, David Rosengrant, Eric Lawson, and Ray Miller. 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 9/13/2022 minutes, second by David Rosengrant, motion carries. A motion by Todd Klyn to approve the 10/11/2022 minutes, second by David Rosengrant, motion carries.
5. Manager's Report – No Report
6. Officers/Committee Report
 - a. Architectural Committee – The approvals from 9/13/2022 were tabled.
 - b. Grounds – Todd Klyn reported that the well control and breaker were repaired but noted additional repairs may be needed. Both Eric Lawson and Todd Klyn will meet to create a tree trimming list.
 - c. Financials – David Rosengrant discussed the current financials.
 - d. Compliance Committee – Inspections will resume in November. After a brief discussion, a motion by David Rosengrant to have the attorney send a letter to the owner conducting a commercial business from 15120 3rd Drive to cease and desist, second by Todd Klyn, motion carries.
7. Business
 - a. After much discussion, a motion by Todd Klyn to have the Attorney draft the rental amendment to prevent short term rentals, add 6-month minimum, with no more than 2 rentals per year, and add a registration form and fee. Bill Ashby will ask attorney to address grandfathering existing owners.
 - b. The Board discussed the Landscape Contract. Todd Klyn will schedule a meeting with Green Thumb to discuss the scope of work.
8. Board Member Comments
 - a. Ray Miller suggested annual assessment payments only moving forward.
 - b. David Rosengrant asked about the Annual Meeting Schedule. Todd Klyn will check on the schedule.
 - c. Larry Luh will send create a work order for the county to remove the tree along the sidewalk at the bridge.
9. Next Meeting Date – 1/11/2023 at 7pm.
10. As there was no other business, the meeting adjourned at 8:05pm.