

# **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**

January 11, 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.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by David Rosengrant, to approve the 11/9/2021 minutes as corrected, second by Todd Klyn, motion carries.
5. Homeowner Comments
  - a. Don Enright thanked the volunteers for the holiday decorations.
  - b. Larry Luh noted his objection to the Board not approving a parking variance.
6. Manager's Report
  - a. The 2<sup>nd</sup> Annual meeting notice will be emailed to Board on 1/12/2022 for review and approval. There will be an election as 3 owners are seeking election to 2 Board seats. The election will occur first, then the vote to increase the size of the Board from 5 to 7 will be taken. If approved, the third candidate will be appointed to the Board.
  - b. All but 2 past due owners were sent collection notices on 1/12/2022. The remaining owners had address issues that are being corrected.
  - c. Bill Ashby noted that he will be working remotely between 6/23/2022 – 7/23/2022.
7. 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 David Rosengrant, motion carries.
  - b. Grounds – The additional Oak branches were removed from the cul-de-sac. Bill Ashby to contact Green Thumb to have this area maintained as needed, moving forward. The entrance wall looks better after the tree removal.
  - c. Financials – David Rosengrant discussed the November financials. Bill Ashby noted that due to an entry error, Lake Maintenance was overstated by one month's fee. The revised November financials will be ready for distribution on 1/12/2022.
  - d. Compliance Committee – The Board discussed the current violations report. The addresses of those ready to move forward to fining will be on the March agenda for Board approval.
8. Business
  - a. Jamie Potter discussed the mailbox replacement deadline of 1/1/2022. Owner and Board volunteers are creating a non-compliance list. After much discussion, a motion by Todd Klynn to send non-compliant owners the 14-day notice, second by David Rosengrant, motion carries. Ray Miller was a no vote.
  - b. After much discussion, a motion by Todd Klynn to permit the owner of 208 141st Ct NE to keep the chicken coup until the property sells or when the owner's mom no longer resides onsite, with no additional chickens allowed to be kept on property, second by Ray Miller, motion carries. Bill Ashby to send ACC response to Todd Klynn for approval.
  - c. The Board reviewed the legal opinion letter regarding the RV variance at 106 Mill Run East. After a much discussion, a motion by Todd Klynn to deny the transfer of the variance to future owners, second by Ray Miller, motion carries. Eric Lawson was a no vote. Bill Ashby to inform the current owners. This will also be noted on the Estoppel.
9. Board Member Comments
  - a. Eric Lawson noted that he appreciates the opinions of all Board members when deciding on difficult issues.
10. Next Meeting Date – 2/7/2022 at 6pm.
11. As there was no other business, the meeting adjourned at 8:15pm.