

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

August 10th, 2021

1. The meeting was called to order by Eric Lawson at 7:03 pm.
2. A quorum of the Board was present - Eric Lawson, Todd Klyn, David Rosengrant and Jamie Potter.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by David Rosengrant to approve the 5/11/2021 minutes, second by Todd Klyn, motion carries.
5. Manager's Report
 - a. Bill Ashby announced GCCM's new accounting department. The GCCM app is ready – an email will be sent with the details.
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 David Rosengrant, motion carries. It was noted that Jamie Potter voted no on request #251.
 - b. Grounds – Todd Klyn reported the irrigation repairs at the 3rd Ave entrance were completed. Brett Goodyear provided an update on the park turf maintenance. The picnic tables from the 3rd Ave Park were removed.
 - c. Financials - David Rosengrant discussed the current financials, including bank account balances. Bill Ashby provided an update on the delinquent accounts.
 - c. Compliance Committee
 - i. After much discussion. Including comments from homeowners, the Board agreed to send violation letters from “anonymous” owners if pictures are included. Although the Process & Procedures were discussed at the committee mtg on 6/15/2021, the Board will have additional discussions at a future meeting.
7. Business
 - a. After a brief discussion, a motion by Todd Klyn to approve either the PGM or Scientific stump removal quote not to exceed \$750, second by Jamie Potter, motion carries.
 - b. After a brief discussion, the Board agreed that the vegetation that is growing into the 3rd Ave cul-de-sac needs to be cut back. Todd Klyn agreed to get quotes.
 - c. The Board reviewed the Document Amendment survey from the Documents Review Committee. The Committee chair agreed to revised and submit for further review and discussion by the Board at the next meeting.
8. Board Member Comments
 - a. Jamie Potter asked that the meeting minutes be completed within 7 days.
 - b. David Rosengrant asked the Board to consider increasing the size of the Board from 5 to 7 members at the next meeting.
9. Homeowner Comments
 - a. A homeowner reported speeders in the community. It was suggested that she contact Manatee County.
 - b. A homeowner asked if an approval is needed to install boulders in his yard to prevent vehicles from driving onto his grass. He will submit a request form for the committee's review.
 - c. A homeowner informed the Board that the “Contact us” website form requires certain information to be included.
 - d. A homeowner reported that he and his wife no longer have access to the “unofficial” Facebook page. He believes this is retaliatory from a current Board member.
10. Next Meeting Date – 9/14/2021 at 7pm.
11. As there was no other business, the meeting adjourned at 8:47pm.



Homeowner ACC List

Country Creek Homeowners Association of Manatee, Inc
5/11/2021 - 8/11/2021

Date: 8/10/2021
Time: 2:09 pm
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Account #	Homeowner Name	Address		
Approved				
CCH327	Joshua & Holly Behan	308 141st Ct NE		
Type: Landscaping		Initial Date: 06/24/2021	Next Contact:	
CCH332	Margaret Berry Young	410 141st Ct NE		
Type: Building Modification		Initial Date: 07/30/2021	Next Contact:	
Type: Roofing		Initial Date: 08/03/2021	Next Contact:	
CCH264	Chad & Ashley Daniel	15116 3rd Dr E		
Type: Roofing		Initial Date: 06/16/2021	Next Contact:	
CCH173	Kent & Kathy Davis	14715 7th Ave E		
Type: Roofing		Initial Date: 07/12/2021	Next Contact:	

- #248 5.12.2021 14718 7th Ave E (Platke) Roof
- #249 5.15.2021 316 141st Ct NE (Barreiro) Roof
- #250 5.26.2021 217 147th St NE (Ford) Roof
- #251 5.26.2021 14722 7th Ave E (Sarmiento) Fence
- #252 6.1.2021 215 147th St E (Luh) Pool Cage
- #253 6.8.2021 207 141st Ct NE (Miller) Lanai Cage
- #254 6.14.2021 304 141st Ct NE (Adams) Roof