

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

February 23, 2023

1. The meeting was called to order by Eric Lawson at 6:00 pm.
2. A quorum of the Board was present - Todd Klyn, David Rosengrant, Eric Lawson, Ray Miller. Bill Ashby (Association Manager) was present.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by David Rosengrant to approve the 1/10/2023 minutes, second by Todd Klyn, motion carries.
5. Manager's Report
 - a. The 1/31/2023 Fining Committee meeting minutes was reviewed and accepted by the Board.
 - b. The Board will review the fallen tree behind 14838 7th Ave E.
6. Business
 - a. After much discussion, a motion by Todd Klyn to approve the Short-Term Rental Amendment for a membership vote, second by Ray Miller, motion carries.
 - b. After a brief discussion, the Board approved the Electronic Voting Board Resolution and to send it to the owners for the 14-day notice for final Board approval at the Organizational Meeting on 3/30/2023, second by David Rosengrant, motion carries.
 - c. After much discussion and owner input, a motion by Ray Miller to approve the playground equipment replacement quote #R0093238045 for \$39,982.54 from Miracle Recreation, second by Todd Klyn, motion carries. Bill Ashby was asked to confirm deposit before sending signed quote.
7. Board Member Comments
 - a. Ray Miller asked for an update on violations and the Annual Meeting.
 - b. Todd Klyn asked about the pond re-treatment by Lake Doctors and if a littoral shelf is at the park pond.
 - c. David Rosengrant asked if Bill Ashby and Ray Miler met with the owners of 324 141st Ct. NE to discuss the ongoing violations.
8. Homeowner Comments
 - a. An owner reported dog nuisances near 406 141st Ct NE.
 - b. The owner of 214 147th NE asked about a tree removal. After a brief discussion, the Board approved.
9. Next Meeting Date – Annual Meeting 3/30/2023.
10. As there was no other business, the meeting adjourned at 6:45pm.