**CALL TO ORDER:**

Meeting called to order at 7:01PM on July 19th, 2017 at The Christ Presbyterian Church at 515 Upper Manatee River Road East. Roll call was made and the following 3 directors were present: Cara Misiewicz, Carola Russell and Jerry Wesley. Bob Meehan and Ray Miller both of the ARC were also present. Quorum was established with 3 board members present and was called to order by JW.

JW recognized that resident Glenn Martin had advised the board in advance (at least 48 hours) that he wished to video tape the meeting. He was asked to set up in the back of the room for which he complied. GM also asked for clarification to the 3-minute rule and whether it applied to each topic or was a 3 minute total time constraint. JW advised that he was not a lawyer and that his interpretation was that the rule was established so that any one individual could not hijack a meeting and talk for extended periods of time. GM asked for further clarification for which JW responded that he would be allowed 3 minutes per topic but that the time was set aside for the end of the meeting.

**OFFICERS / COMMITTEE REPORTS:**

JW noted that the meeting had been announced via our webpage, Facebook and an email, “blast”. The announcement was posted via the webpage on 7/5/2017. An email blast and Facebook reminder were both accomplished on 7/15/2017. Signs at the entrances were posted on 7/17/2017.

CM noted that the previous meeting minutes of the 6/21/2017 meeting had been distributed via email between the board members and she motioned to approve. CR seconded and all approved by, “AYE”. None opposed. MOTION CARRIED.

GM interrupted asking why the agenda for tonight’s meeting had only been posted that day. JW advised that he had been sidetracked and that he took full responsibility for not having the agenda posted much earlier. GM questioned if this was a procedural error which JW replied that it had been and that he would try his best to post them as close to the time that the meeting announcements were made on the CC webpage. GM was asked to hold his questions until the end of the meeting as it was established procedure. JW offered to have GM go first when the time came.

With the unexpected resignation of President Richard Herring on 1 July, it was necessary for the Board to fill a Directors slot on the Board. CM made the motion to select Ray Miller to fill the vacancy. Ray has over a decade of experience on the Board and he accepted the invitation to return. CR seconded and all approved by, “AYE”. None opposed. MOTION CARRIED. RM moved to the table set up for the Directors at the meeting.

The Board moved forward to select a new President and CM made a motion for Ray Miller to take over as President. CR seconded and all approved by, “AYE”. None opposed. MOTION CARRIED. Congratulations Ray!

**Treasurer:**

* CR advised that as of July 2017, the CCHOA had $34,949.24 in its checking and $10,106.41 in its savings accounts. Annual dues invoices went out just as usual, the first week of July and more specifically on July 3rd. As of tonight’s meeting, 70 residents had paid this years (2017/2018) dues. Three residents were still past due on the previous years (2016/2017) dues. CR had sent out three reminders over the course of the year and they also received statements with this year’s invoices. Unpaid dues from last year, late fees, interest and this year’s dues totaled $666.30 for those residents.
* A new budget will be accomplished once the repairs to our irrigation systems are completed.
* Eleven people paid late last year, late and interest (15%) fees were collected.
* Invoices: $323.02 to Postnet for the yearly dues invoices

$1,686 to Dixie Irrigation for the Rye Rd and 147th St entrance irrigation

repairs

$127.80 to Signs+More for new entrance signage for the meetings

**Secretary:**

* JW advised that 8 violation letters had been sent to our residents since the last meeting in June. Six of those letters were new to include violations for commercial vehicles, ongoing construction in a driveway, a damaged fence and an unkept yard. One letter was a second notification on a damaged fence which the homeowner had just advised was in the process of being repaired. One letter went out in response to questions that were raised by the homeowner of the unkept yard. Specifically, it was questioned why they were responsible for cutting the area between their fence and the pond that their residence is situated on. They believed that our (CCHOA) landscaper normally had cut this area. The resident was advised that although, someone, may have cut this area for them in the past it was ultimately their responsibility to maintain the area.
* JW realized that he had neglected to add the ARC section to tonight’s agenda and made the motion to have it added now.

**ARC:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Address** | **Name** | **Request** | **Arch** | **Board** | **Comment** |
| 111 141st CT NE |  | Fence | Yes | yes | Approved |

Only one ARC request was considered and approved since the last meeting.

**OLD BUSINESS:**

JW advised on the current status of the irrigation repairs and the replacement costs of the dead shrubs at the park and the entrances. The main entrance, Rye Road and 147th E irrigation repairs have been completed. Dixie Irrigation is proceeding with the repairs and had hoped to start on the Rye Road and 3rd Drive East entrance next followed by the park. They had advised that prior to working on the irrigation at the 3rd Drive entrance they would need permission to enter the property of the homeowner that resides on the south side of the entrance. The water lines that supply the system at that location run behind his house to the lake. JW had contacted the owner and was given the green light to proceed. Dixie had hoped to start on that analysis during the week of 7/24/2017.

Green Thumb landscaping was asked to give an estimate to replace the dead shrubs at the entrances and the park with the same species. They returned an estimate along with separate pricing for the replacement of mulch at those locations.

147th and Rye Road:

Replacement of dead plants - $3,100

Pine bark Mulch - $2,200

3rd Drive and Rye Road:

Replacement of dead plants - $440

Pine bark mulch - $650

Park/Playground:

Replacement of dead plants - $2,200

Pine bark mulch at front center roadside island only - $270

The board would take it into consideration as irrigation repairs are still in progress

**NEW BUSINESS:**

* Changes in Florida law (1 July) regarding estoppels. The change now makes it mandatory for the CCHOA to complete and return estoppel requests within 7 days of receipt of the request. In addition, the CCHOA insurance information (Company and contact number) must be included. HOA dues, late fees and any interest for those fees must also be spelled out on the estoppel form. The estoppel forms also give the HOA the opportunity to address any preexisting ARC violations. These issues must be worked out at the time of closing. One such example was the recent sale of one of our Country Creek homes. The property had at some point a shed added to the rear portion of the lot. This is a violation of the bylaws and was noted on the estoppel. The current homeowner was able to provide an approval for the shed dating back to 2004 which the current Board had no record of. The estoppel was amended and the sale proceeded. Homeowner BS interrupted asking who had made the approval. JW responded saying that the paperwork was from 2004 and the signatures were hard to read. However, it was clear that the shed had been added to the property and approved. BS and GM continued to interject and were once again asked to hold their comments and questions to the end. GM apologized for his outbursts.
* Volunteer opportunities. CR advised that Social Committee member Kamla Long, was still looking to have people step up and help out. Having individuals representing each block within our community was one idea for more community involvement. Those interested only need to express their interest through the web page. The board was also looking for updated photos of some our community’s homes to post on the web page. As has been noted in the past, not all the current stock photographs are even from our area.
* Annual dues and late fees. This had been discussed earlier but CR reiterated that the dues are still $300, due by 7/31/2017 for this next fiscal year. A late fee of $25 will be charged after that. A new budget will be determined when irrigation repairs are completed.
* The board advised that legal fees would be incurred due to resident Glenn Martin’s records request from the Board. The Board wants to proceed properly and within the confines of the law and has sought legal counsel to move forward.
* Early planning for the CCHOA Annual Meeting. The Board thought it would be wise to start the planning process for the annual meeting so that a time and place could be established well in advance. CR and CM both thought that the Bayside Community Church was a good location with plenty of seating. CR noted that she had the contact information and would see what was available in January 2018 as our last annual meeting was held in February 2017. Resident BS, again interrupted the boards discussion saying something about an improper timeframe and that the meeting should be in September. The board moved on trying to ignore the repeated interruptions. The date of January 16th, 2018 will be looked at for availability.

**Social:**

* Nothing discussed at this time.

**Communications:**

* A homeowner requested, through the website, information on the condition of our lakes due to certain kinds of vegetation that appears to have started growing during the recent drought and the more recent rains. JW advised that he had contacted the Lake Doctors (our current service) and had spoken to the specific folks that have maintained our lakes over the last several years. They come out monthly, usually the last week of the month. They spot spray for invasive species but try to keep the chemical usage to a minimum. They advised that much of the new growth will dye back as the lakes refill and get to their normal levels.
* A website queries came in from a couple of real estate companies. Asking generalized questions about our deed restrictions and where they could be found. They were instructed to go to the HOA page of the website.
* A website query came in reference the dead shrubs at the park. JW had advised them that estimates were going to be available at tonight’s meeting.

**Input from the floor:**

* As had been earlier promised JW indicated that GM could go first. GM addressed his concerns about his fence proposal and he was now prepared to, “negotiate with the board”. He said that the board was treating him differently. He was advised about his 3 minutes to address each of his concerns. Bob (ARC) tried to address the issue with GM and GM launched into accusations of bribery and payoffs, stating, “who do I need to pay on the board to get my fence approved.” Bob said he was done trying to talk., effectively agreeing to disagree with him.
* GM wanted to know why another fence in the community had been reviewed and approved quickly via email. Bob advised that the fence plans were in compliance with existing guidelines and did not require any special considerations.
* A homeowner, “JL”, wanted to express his concerns about GM threatening to raise all of our HOA dues to, “$300 a month to cover the legal costs that would be incurred.” He said that it was a great concern and disturbing that someone would act this way.
* Resident BS again raised his disapproval of the boards past issuance of a variance regarding a fence of his neighbors. He again produced pictures of the fence and was trying to show anyone that he thought was still interested. JW advised that he had been on the board since the beginning of the year and had heard multiple times of the BS’s concerns regarding the fence. JW advised that the issue had already been addressed by past board members, a variance was granted and that the board would no longer entertain any actions regarding that specific issue. BS replied that he would continue to bring it up and it was not a done deal.
* GM wanted to know if the board had addressed an issue of a homeowner on 141st Ct NE that appeared to be doing a construction project in their driveway. It appears that they are building a home upon a trailer. GM was advised that they had received a letter from the Board in regard to the construction project.
* A homeowner on 3rd Drive East wanted to know about the mobile kitchen that was now moved to a driveway from the street where it had been parked. They were advised that moving it to the driveway was not a solution as it was still a commercial vehicle. They also brought up a large debris bag used for construction that had been left in the yard of one of their neighbors. Bob (ARC) advised that he would check the street out for the continued violations.
* A homeowner that identified himself as Steve and living on 7th Ave East questioned the process of bringing his fence into compliance. He had advised that he had purchased the house and the fence was already in place. He said that he had received a letter from the Board telling him it was out of compliance. JW advised how to go about submitting a fence proposal to the ARC. Bob followed up by telling the homeowner that he could review the process one on one following the meeting.

**BOD ADJOURNMENT:**

At 7:53PM JW moved to adjourn the BOD meeting, all Directors voted Aye, none opposed. **MOTION CARRIED.**

**Next meeting tentatively set for August 16, 2017.** The board has secured on a recurring basis, a room at the Christ Presbyterian Church located at 515 Upper Manatee River Road East. The room has access to restrooms and a good amount of seating. We have the room reserved every third Wednesday of the month from 7-830PM, no matter if we use it or not. Stay tuned to the website for further details.