

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

September 14 th , 2021

1. The meeting was called to order by Eric Lawson at 7:01 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 Todd Klyn to approve the 8/10/2021 minutes, second by Ray Miller, motion carries.
5. Manager's Report
 - a. The GCCM App has been released. Website registrations are up as a result.
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 Jamie Potter, motion carries.
 - b. Grounds – Todd Klyn discussed the Brazilian pepper tree removal project at 3rd Ave. After a brief discussion, a motion by Jamie Potter to approve the project, not to exceed \$4500, second by Todd Klyn, motion carries. Todd Klyn will seek additional quotes, including Green Thumb. The wall repair may be included in the County's grant project. Eric Lawson and Todd Klyn will meet to discuss tree trimming.
 - c. Financials – Bill Ashby discussed the August financials and provided an update on the delinquent accounts.
 - d. Compliance Committee – The Board discussed the current violations report.
7. Business
 - a. After a brief discussion, a motion by Eric Lawson to waive the \$5000 fines when the owner of 208 141st Ct NE pays the past due balance, second by Todd Klyn, motion carries with a No vote from David Rosengrant. The owner was present and made aware of the following
 - i. The chickens are not permitted on the property.
 - ii. He must submit a request form for the bridge.
 - iii. The commercial vehicle can not remain on the property.
 - b. After a brief discussion, the Board agreed to get the attorney's advice on adding 2 additional Board members.
 - c. The Board discussed the Neighborhood Grant application process and will move forward in 2022.
8. Board Member Comments
 - a. Ray Miller discussed the wall being included in the grant project, if approved.
 - b. Jamie Potter asked for an update on the traffic study – Eric Lawson will reach out to the County.
9. Homeowner Comments
 - a. Carola Russel thanked the Board
 - b. Barry Serica thanked the Board for waiving the fines.
 - c. Larry Haymore does not want speed tables installed.
 - d. Lee Waters thanked the Board for the Pepper removal project
10. Next Meeting Date – 11/9/2021 at 7pm.
11. As there was no other business, the meeting adjourned at 8:20pm.