

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

Tuesday September 15th, 2020

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, Ray Miller, David Rosengrant and Jamie Rozek-Potter.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by Jamie Rozek-Potter to approve the 7/14/2020 minutes, second by Todd Klyn, motion carries. David Rosengrant did not vote as he was not in attendance.
5. Manager's Report
 - a. It was noted that the bank accounts at Centennial will be closed.
6. Officers/Committee Report
 - a. Architectural Committee
 - i. Based on the ACC recommendation, a motion by Jamie Rozek-Potter to approve the following requests (#'s 170-182, 184-187), second by Ray Miller, motion carries.
 1. #170 - 618 147th St E - Cusano (Signage)
 2. #171 - 14023 1st Ave E - RAMEY (Painting)
 3. #172 - 15120 3rd Dr E - PARRISH (Garage Door Painting)
 4. #173 - 15120 3rd Dr E - PARRISH (Light Fixtures & Post Light Color)
 5. #174 - 15120 3rd Dr E - PARRISH (Fence Install)
 6. #175 - 15120 3rd Dr E - PARRISH (Trees)
 7. #176 - 214 147th St NE - LONG (Windows)
 8. #177 - 247 147th St NE - WATERS (Metal Roof)
 9. #178 - 315 141st Ct NE - BRANNING (Roof)
 10. #179 - 15127 3rd Dr E - HODGE (fence)
 11. #180 - 14811 7th Ave E - LAWSON (Roof)
 12. #181 - 247 147th St NE - WATERS (Gutters)
 13. #182 - 14706 1st Ave E - MENDEZ (Exterior Painting)
 14. #184 - 14719 7th Ave E - CALVERT (Roof)
 15. #185 - 311 141st Ct NE - PHILLIPS (Roof)
 16. #186 - 208 141st Ct NE - Simonovic (Roof)
 17. #187 - 14758 1st Ave E - Taylor (Pool Installation)
 - ii. Based on the ACC recommendation, a motion by Jamie Rozek-Potter to deny the request #183 - 1st Ave E - MENDEZ (Shed), second by Todd Klyn, motion carries.
 - iii. Based on the ACC recommendation, a motion by Todd Klyn to approve the variance for 14830 7th Ave E fence request (#168), allowing the fence to extend 20' from the rear property line, 38' along the right property line to screen the ac unit, second by Ray Miller, motion carries with no votes from David Rosengrant and Jamie Rozek-Potter.
 - b. Treasurer's Report
 - i. David Rosengrant discussed the current financials.
7. New Business
 - a. The Board was asked by the ARC committee why their approvals need to be approved by the Board. Bill Ashby presented the rules, as stated in FS 720.
 - b. Todd Klyn discussed the light repairs needed at the entrances. After a brief discussion, a motion by Ray Miller to allow Todd Klyn to replace all the lights at a cost not to exceed \$1,300, second by Jamie Rozek-Potter, motion carries.

- c. The Board discussed the open violations and agreed that the list is to be sent to Eric Lawson for review prior to the letters being sent. The Board also discussed the sheds that are out of compliance. The Board will create the list, which Bill Ashby will send violation letters to inform the owners of the issue. The sheds will be listed on estoppels when each property is going to be sold.
8. Board Member Comments
 - a. Jamie Rozek-Potter volunteered to create a Welcome Packet for new owners.
 - b. Eric Lawson asked that the website link be placed on GCCM's website.
 - c. Ray Miller and the Board discussed volunteer committees.
 - d. The Board discussed how to prevent non-owners from fishing along the shoreline and where the owners can access the ponds to fish. The Board tabled the discussion for the time being.
9. Homeowner Comments
 - a. The owners of 323 141st Ct NE and 14826 7th Ave E do not agree that flags should be prohibited.
 - b. The owner of 323 141st Ct NE informed the Board that he would bring the Association into a legal battle to cause extensive legal bills.
 - c. The owner of 106 147th St NE recently moved in and loves the community
 - d. The owner of 319 141st CT NE thanked the Board for their service. She suggested that the Board approve all political signs in the community.
 - e. The owner of 215 14th St E thanked Todd Klyn for his work on the entrance lights and requested that trees be rimmed away from the streetlights.
10. Next Meeting Date – 11/17/2020 at 7:00pm.
11. A motion by David Rosengrant to adjourn, second by Jamie Rozek-Potter, adjourned at 8:40pm.