

# **Country Creek Homeowners Meeting**

## **Meeting Agenda**

May 23, 2020  
Country Creek Park  
Time 9:00 am.

Type of Meeting: Board of Directors meeting

\*\*\*Homeowners are encouraged to bring their own chair and to follow Social Distancing rules\*\*\*

Eric Lawson, President

Call to order

Roll call

Proof of notice of the meeting

Old Business

- a. Jamie Rozek-Potter/ BOD: Approval of Minutes from December 19, 2019

Reports of Officers/Committees

- a. Ray Miller: New volunteers for Architectural Committee- Sam Prundy/John Cusano
- b. Eric Lawson: Park mulch, entrances pressure washing/painting
- c. Todd Klyn: Replacement of Irrigation pump 147<sup>th</sup>
- d. Todd Klyn: Lake access for fishing
- e. Ray Miller: Elimination of storage unit
- f. David Rosengrant: Financial Report

New business

- a) Todd Klyn: Architectural Applications
- b) Jamie Rozek-Potter: Violation 2nd letter name change
- c) David Rosengrant: Annual dues increase 10%
- d) Eric Lawson: Management company

Homeowner Comment on agenda items

Adjournment

## **Country Creek Homeowners Board Meeting**

A regular Board Meeting of the Board of Directors of the Country Creek Homeowners Association of Manatee, Inc. was properly noticed and held on May 23, 2020 at 9:00 AM at the Country Creek Park, Bradenton, FL 34212. Present were President Eric Lawson, Vice President Ray Miller, Treasurer David Rosengrant, Secretary Jamie Rozek-Potter, and Director Todd Kline.

President Eric Lawson introduced Bill Ashby from Gulf Coast Community Management company and established meeting procedure and process for owner comments. A quorum of directors was present, and the meeting was called to order at 9:02 AM.

**-MOTION:** Ray miller moved "to approve the minutes from the Board meeting held on December 19, 2020 as presented." Second by Eric Lawson **5 Votes For, 0 Votes Against. MOTION APPROVED.**

### **REPORTS OF OFFICERS/COMMITTEES:**

**-Ray Miller** Reported that the Architectural Review Committee has two new volunteers. **-MOTION:** David Rosengrant moved "to approve Sam Prundy and John Cusano." Second by Jamie Rozek-Potter. **5 Votes For, 0 Votes Against. MOTION APPROVED.**

**-Eric Lawson** Reported that the park had been mulched, entrances pressure washed/painted.

**-Toddy Klyn** Reported that the irrigation pump on 147<sup>th</sup> had been replaced and installed with no labor charge because Todd performed the labor. Todd also reviewed Lake access according to the bylaws and plat maps.

**-Ray Miller** reported that the BOD has eliminated the storage unit.

**-David Rosengrant** reported all accounts are in order, and reviewed expenditures and outstanding monies that are owed to the association.

### **NEW BUSINESS:**

-Todd Klyne presented on behalf of the Architectural Review Committee the architectural applications numbered from #125-#161. **MOTION:** Eric Lawson moved "to approve all the Architectural Applications from #125- #161." Second by Ray Miller **5 Votes For, 0 Votes Against, MOTION APPROVED.**

**-MOTION:** Jamie Rozek-Potter moved "change the 2<sup>nd</sup> Violation letter name from "First" to "Final"." Second by Todd Klyn. **5 Votes For, 0 Votes Against. MOTION APPROVED.**

**-MOTION:** David Rosengrant moved "to increase dues by \$36 for the 2020-2021 year." Second by Todd Klyn. **5 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Jamie Rozek-Potter moved "to terminate the contract with property management company, Premium Resource Mangement" Second by Ray Miller. **5 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Jamie Rozek-Potter moved "to hire Bill Ashby from Gulf Coast Community Management Company." Second by Eric Lawson. **5 Votes For, 0 Votes Against. MOTION APPROVED.**

Homeowners could comment with a 3-minute limit. One homeowner suggested looking into reclaimed water for the front entrances where reclaimed water is available.

There being no further business, the meeting was adjourned at 10:02 AM.

Submitted on behalf of Country Creek Board of Directors,

Jamie Rozek-Potter, Secretary