

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

November 17th, 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 Ray Miller to approve the 9/15/2020 minutes, second by David Rosengrant, motion carries.
5. Manager's Report – No Report
6. Officers/Committee Report
 - a. Architectural Committee
 - i. Based on the ACC recommendation, a motion by Todd Klyn to approve the following requests (#s180-194), second by David Rosengrant, motion carries. Eric Lawson did not vote as his request was included in approval list
 1. #188 9.25.2020 14009 1st Ave E - Butler (Fence)
 2. #189 10.5.2020 239 147th ST NE - Wright (Roof)
 3. #190 10.15.2020 105 147th St NE - Kosobucki (Fence Painting)
 4. #191 10.20.2020 14811 7th Ave E - Lawson (Painting)
 5. #192 10.24.2020 211 141st Ct NE - Syfert (Painting)
 6. #193 10.28.2020 319 141st St NE - Russell (Roof)
 7. #194 11.9.2020 143 Mill Run Rd E - Priest (Roof)
 8. #195 11.11.2020 203 141st Ct NE - Moyer (Fence)
 - ii. Based on the ACC recommendation, a motion by Todd Klyn to approve the request #195 11.11.2020 203 141st Ct NE - Moyer (Fence), allowing the fence to extend 50' from the rear property line, and 14' along the side of the house to enclose the pool equipment, second by Ray Miller, motion carries.
 - b. Treasurer's Report
 - i. David Rosengrant discussed the current financials, including bank account balances and delinquent accounts.
7. New Business
 - a. The Board discussed options of storing Official Records. After much discussion, the Board agreed to keep the records at Gulf Coast Community Management.
 - b. The current violations were discussed and was noted that new violations were down drastically.
 - c. Todd discussed the recent letters that were mailed to a several owners regarding sheds.
8. Board Member Comments
 - a. Todd Klyn noted that the lighting replacement at 147th & Rye entrance is complete. Todd Klyn discussed the cracked wall at 147th – it is believed that two trees need to be removed to prevent further damage. Bill Ashby to help Todd to get quotes.
9. Homeowner Comments
 - a. Owner of 15131 3rd Ave E requested a streetlight to be installed in front of his house. Eric Lawson will contact to contact FPL.
 - b. Owner of 223 147th St NE asked how to get roof replacement approval. She also discussed the shed letter that she received.
 - c. Owner 14822 7th Ave E discussed the camper violation notice he received. He does not believe he is in violation as the docs do not state "Motor Home".
 - d. Owner of 105 147th St NE reported speeding traffic. Eric Lawson will contact traffic enforcement
10. Next Meeting Date – January 12, 2021 at 7:00pm
11. A motion by David Rosengrant to adjourn, second by Ray Miller, adjourned at 8:00pm.