

**Country Creek Homeowners Meeting**  
**Meeting Agenda**

November 15, 2019  
Bayside Community Church  
15800 SR 64  
Bradenton, FL 34212  
7:00 P.M.

AGENDA

Establish quorum, call to order

Confirmation of timely meeting notice

Approval of meeting minutes October 17, 2019

Reports of Officers/Committees

Old Business

- a) Country Creek Maintenance- Park equipment, street lighting, FPL lighting conversion

New business

- a) Country Creek Maintenance- Irrigation tank, landscaping, electrical issues at entrances
- b) Architectural applications
- c) Board consideration of fining for violations
- d) Date of Annual Meeting
- e) Board Appointment

Homeowner Comment

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 November 15, 2019 at 7:00 PM at the Bayside Community Church, 15800 SR 64, Bradenton, FL 34212. Present were President Bob Meehan, Treasurer Carola Russell, and Secretary Jamie Rozek-Potter. Also Present was Property Manager, Mike Manning from Premium Resource Management, Inc.

President Bob Meehan established meeting procedure and process for owner comments. A quorum of directors was present, and the meeting was called to order at 7:04 AM.

The meeting was videotaped by resident, BS.

**MOTION:** Bob Meehan moved "to approve the minutes from the Board meeting held on October 17, 2019 as presented." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

### **COMMITTEE REPORTS:**

**-Bylaw Committee:** Eric Lawson reported the committee has met twice and has named Tiffany Rosengrant as chair. The committee continues to review the Governing Documents.

**-Architectural Review Committee:** Ray Miller reviewed applications and made recommendations on each to the Board:

**MOTION:** Carola Russell moved "to approve the Architectural Request from the owner at 15116 3rd Drive East to remove 2 dead palms." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Carola Russell moved "to approve the Architectural Request from the owner at 14802 7th Avenue E to replace the roof." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Carola Russell moved "to approve the Architectural Request from the owner at 236 147th Street NE to paint the home exterior." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Carola Russell moved "to approve the Architectural Request from the owner at 243 147 7th Street NE to repaint the home." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to NOT APPROVE the Architectural Request from the owner at 14839 7th Avenue E to install a shed/playhouse on the property." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to NOT APPROVE the Architectural Request from the owner at 14834 7th Avenue E to install a shed on the property." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to NOT APPROVE the Architectural Request from the owner at 14722 7th Avenue E to install a fence extension and gate." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**TREASURER:** Carola Russell reported all accounts are in order, and all HOA due delinquencies are being addressed.

#### **OLD BUSINESS:**

**MANAGER:** Mike Manning reported on the research and meeting with vendors to address concerns on the playground area equipment. Most of the proposals so far have been to replace all the equipment at park, at great cost. More bidders are sought to see if any upgrades are possible without just replacing everything. The new LED street lighting documents have been signed and delivered to FPL, and the work should be done soon. Several proposals were collected to replace the irrigation expansion tank.

**MOTION:** Carola Russell moved "to replace the Pressure Tank on the irrigation system at a cost not to exceed \$850, and to decide on vendor based on cost and warranty." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

#### **NEW BUSINESS:**

-Board members discussed the lighting at the entrance at Rye Road and 3rd Avenue.

**MOTION:** Bob Meehan moved "to have Owens Electric replace the transformer for entry lighting at a cost not to exceed \$500." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

#### **-Board Consideration of Fines:**

**MOTION:** Bob Meehan moved "to impose a fine on the Owner of 102 Mill Run for violation of Article IV, 4.10(a) at \$100 per day which has met and exceeded 25 days of violation making the fine \$2,500. Country Creek procedure was followed, and the Owner has made no contact with the Board directly nor indirectly with the Management Company and has not corrected the violation." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to impose a fine on the Owner of 208 141st Ct E for violation of Article IV, 4.10(a) at \$100 per day which has met and exceeded 25 days of violation making the fine \$2,500. Country Creek procedure was followed, and the Owner has made no contact with the Board directly nor indirectly with the Management Company and has not corrected the violation." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to impose a fine on the Owner of 208 141st Ct E for violation of Article IV, 4.06 at \$100 per day which has met and exceeded 25 days of

violation making the fine \$2,500. Country Creek procedure was followed, and the Owner has made no contact with the Board directly nor indirectly with the Management Company and has not corrected the violation." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to impose a fine on the Owner of 114 147th CT NE for violation of Article IV, 4.10(a) at \$100 per day which has met and exceeded 25 days of violation making the fine \$2,500. Country Creek procedure was followed, and although the Owner has made contact with the Board and the Management Company, the violation has not been corrected at this time." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**MOTION:** Bob Meehan moved "to not impose a fine at this time on the owner at 147 Mill Run for violations of Article IV, 4.06 and Article IV 4.10(a), as the owner has notified the Manager in writing that all violating conditions have been corrected." Second by Carola Russell **3 Votes For, 0 Votes Against. MOTION APPROVED.**

**ANNUAL MEETING:** The Board announced that the Annual Meeting of membership and election of directors is scheduled for February 11, 2020.

**MOTION:** Jamie Rozek-Potter moved "to appoint Todd Klyn to serve as a Director on the Board." Second by Bob Meehan. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

Homeowners could comment with a 3-minute limit. Most comments were related to preferences on the document changes under review by Committee.

There being no further business, the meeting was adjourned at 8:13 PM.

Submitted for Country Creek Board of Directors,

Mike Manning, CAM, CBA  
Premium Resource Management, Inc.