

Country Creek Homeowners Meeting

Meeting Agenda

December 19, 2019 at Christian Retreat,
1201 Glory Way Blvd, Bradenton FL 34212
Time 7:00 P.M.

Directions: From Upper Manatee River Road, Follow Glory Way BLVD until you see the Tabernacle, turn left and enter at the Oasis. Walk through the lobby, turn left by the restrooms through the double doors to the first room on the right, the Chapel Theatre.

Type of Meeting: Business Meeting

Bob Meehan, President

Call to order

Roll call

Proof of notice of the meeting

Approval of meeting minutes from November 15, 2019

Reports of Officers/Committees

Old Business –

- a) Country Creek Maintenance (Bids and Status) – park, entry lighting, park irrigation
- b) Election Mailer

New business

- a) Architectural Applications
- b) Board to consider whether to impose fining/suspension of rights against: - 14839 7th Ave E, and 14834 7th Ave E for violation of the Governing Documents.

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 December 19, 2019 at 7:00 PM at the Christian Retreat, 1201 Glory Way Blvd, Bradenton FL 34212. Present were President Bob Meehan, Treasurer Carola Russell, Secretary Jamie Rozek-Potter, and Director Todd Kline. 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 7:00 PM.

The meeting was videotaped by a resident, B.S.

MOTION: Bob Meehan moved "to approve the minutes from the Board meeting held on November 15, 2019 as presented." Second by Carola Russell. **3 Votes For, 0 Votes Against. MOTION APPROVED.**

Treasurer's Report- Carola Russell reported all accounts are in order, and all delinquencies are being addressed.

OLD BUSINESS:

-Todd Klyne reported the pavilion has been repaired and the water expansion tank (irrigation system) has been repaired at a cost of \$400. Entry lights were out, but have been repaired.

-Manager Mike Manning reported discussions and renderings of playground structures have been received and will be addressed when more is learned. The Annual Meeting is scheduled for February 11, 2020, and some residents have submitted candidate information forms.

COMMITTEE REPORTS:

-Architectural Review Committee: Tim Potter reviewed applications and made recommendations on each to the Board:

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 615 147th Street East to remove trees." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against, 1 Abstain (Mr. Klyn) MOTION APPROVED.**

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 14722 7th Avenue E to change to a 6' gate on the fence, and keep the gate in the current location." Second by Jamie Rozek-Potter. **4 Votes For, 0 Votes Against. MOTION APPROVED. *Stipulation: a variance must be filed with the County on this change.**

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 131 Mill Run East to install impact resistant windows." Second by Jamie Rozek-Potter. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 419 147th Street East to reroof." Second by Jamie Rozek-Potter. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 115 Mill Run East to repaint." Second by Jamie Rozek-Potter. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 615 147th Street East to add concrete sidewalks." Second by Jamie Rozek-Potter. **3 Votes For, 0 Votes Against, 1 Abstain (Mr. Klyn) MOTION APPROVED.**

MOTION: Bob Meehan moved "to approve the Architectural Request from the owner at 14827 7th Avenue East to replace sod." Second by Carola Russell. **3 Votes For, 0 Votes Against. 1 Abstain (Rozek-Potter) MOTION APPROVED.**

NEW BUSINESS:

-Board Consideration of Fines:

MOTION: Bob Meehan moved "to impose a fine on the Owner of 14839 7th Avenue East for violation of Article VI, Section 6.02 (a) in the amount of \$100 total." Second by Carola Russell. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Bob Meehan moved "to impose a fine on the Owner of 14839 7th Avenue East for violation of Article III, Section 3.22 in the amount of \$100.00 per day which has met and exceeded 25 days making the fine \$2,500." Second by Carola Russell. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Bob Meehan moved "to impose a fine on the Owner of 14834 7th Ave E for violation of Article IV, 6.02(a) in the amount of \$100." Second by Carola Russell. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Bob Meehan moved "to impose a fine on the Owner of 14834 7th Ave E for violation of Article III, Section 3.22 \$100 per day which has met and exceeded 25 days making the fine \$2,500." Second by Carola Russell. **4 Votes For, 0 Votes Against. MOTION APPROVED.**

MOTION: Jamie Rozek-Potter moved "to appoint Eric Lawson to serve as a Director on the Board." Second by Bob Meehan. **4 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 8:15 PM.

Submitted for Country Creek Board of Directors,

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