

CALL TO ORDER:

The Country Creek HOA Meeting was called to order by HOA President Ray Miller at 7:01PM on Friday September 21, 2018 at the Christ Presbyterian Church at 515 Upper Manatee River Road East, Bradenton. Roll call was made, and quorum established with the following directors' present: Ray Miller (President), Vice President Bob Meehan, Carola Russell (Treasurer) and Jerry Wesley (Secretary). Pete Senchyshak (Director at Large) arrived a minute or two later.

Note: Florida Statutes, Division of Florida Land Sales, Condominiums and Mobile Homes define the Division Rules on Videotaping, any unit owner may tape record or videotape meetings of the board of administration, committee meetings, or unit owner meetings, subject to restrictions which can be found on the HOA page of our website. Prior notice (24 hours) is required.

Resident Barry Serica gave notice via Facebook advising the Board that he intended to video tape tonight's HOA meeting. He set up in a way that did not disrupt the meeting per our webpage instructions.

OFFICERS / COMMITTEE REPORTS:

JW reported that the Proof of Notice for tonight's meeting had been established by publishing the date on the CCHOA Web page on or about 9/4/2018. The Country Creek Facebook page Event was added on 9/10/2018, entrance signs were hung up on 9/16/2018. The agenda was posted on the website on 9/9/2018 and an email blast went out on 9/18/2018.

RM reported that the last meeting minutes had been reviewed by all and CR made a motion to waive the reading, accept and approve. JW seconded, and all approved with, "Aye", none opposed. **MOTION CARRIED.**

Management Company Proposal

As per our last meeting the Board has begun to invite representatives to our meetings to discuss acquiring the services of a management company to handle the day to day duties of the HOA Board. Tonight, Mike Manning of Premium Resource Management, Inc., was present to give an overview of what his company could offer. NOTE: This company manages Country Meadows as well as others. A written proposal was submitted, and Mr. Manning went over some of the major points.

- His company would handle the finance, minutes, documents and website for the HOA.
- Charge a flat fee of \$1 per letter going to households no matter what the content.
- Provide advice/direction to the Board.
- Secured storage for any HOA documents.
- Monthly accounting reports to the Board
- Annual insurance review
- Contract negotiations if requested
- Complaints/violations forwarded to them to handle
- ARC remains as is, but they would handle all correspondence

CR reported that the cost would fall in the range of an additional \$61-\$90 per year per household. The floor was opened to questions. Resident Dale Barrow asked about any current overfunding or surplus money that was collected from our current annual \$330 dues. He was advised that the dues are now covering the month to month operational budget of the HOA, landscaping, pond maintenance, legal fees, electricity, etc. Any overage is still going to our previously stated goal of replacing some of the park equipment and now the main entrance repairs.

Resident B.S. stated that the biggest issue in his opinion was what he described as selective enforcement of the HOA rules. He wanted to know how the past issues could be corrected. Mr. Manning responded by saying that, "What is done is done." He said that as a management company he would offer advice to the Board about decisions that were being made now. He would try and encourage members not to make decisions that would be problematic.

CR added that when we now receive an estoppel for a property it is looked over to make sure that there are no violations. If any are recognized, then the estoppel will reflect it so that it can be corrected. B.S. said that a house, that is near to RM and JW has a 25' hedge, which is a violation just closed. He said that made his point of the Board being subjective.

Resident Jamie Potter said that it would be important for the Board to communicate about the pros of a management company, with our residents. We should identify the amount of work that is put in by the Board members and how a management company would be a benefit for all.

D.B. added that Board members are often busy, and their duties are accomplished in their spare time sometimes causing delays in matters that can be handled more quickly if there was a dedicated entity handling it.

B.S. wanting to reiterate his displeasure with past Board decisions regarding his, "fence issue". He said that he thought he was finally making progress as a management company was now being discussed.

Board member CR discussed the importance of finding a balance for any issues that come up. B.S. brought up his displeasure with the way our fiscal year and election year are currently taking place. Mr. Manning said that if he was brought on he would encourage the Board to realign the fiscal year with the calendar year. In his opinion it would be more convenient.

Mr. Manning thanked us for our consideration and left.

Treasurer:

- CR provided the following for tonight's meeting. Checking balance is at \$55,458.74 and our savings are currently \$10,109.98.

- Forty-two (42) residents still have not paid this year's dues. Eight residents did not notice the current fee of \$330 and paid \$300. One resident sent in \$275 still owing the remainder of \$55.
- RM interjected that it was well past the 31 July payment due date and suggested that resident's overdue should be warned that payments were past due if we did not receive anything from them by 1 October. Late fees should be added on 15 October and to advise them that our next step would be to turn over the unpaid dues to collections if nothing is received by 1 November.
- We received three estoppel fees from two sales in our community since our last meeting
- We received and paid our normal invoices for FPL (\$413.75), Green Thumb (August \$2720.80, Sept \$2610), additional mowing of ponds (\$55), The Lake Doctors (\$995) and storage (\$90.78).
- Resident Glenn Martin (not present) had requested a breakdown of legal fees from 2016 to present. 2016 was \$5261.99, 2017 was \$5528. 2018 has been \$10809.62. We were reimbursed \$2464.81.

Secretary:

- One violation letter was sent out to a residence on 147th St NE due to an overgrown yard. It was attributed to a failure of their landscaper following through on promised work. It has since been resolved. A debris pile on 147th St E was handled via email and has now been resolved. This issue was attributed to the counties failure to pick up the debris as scheduled.
- Three new estoppels have been completed and are waiting on closings
- Several residents have inquired about additional mowing on their ponds in areas that do not have residences and are now only mowed occasionally. Green Thumb was contacted, and these areas will be added to their schedule and cut on a seasonal basis. Monthly in the summer, and every eight weeks in the slower growing season. Their hourly rate will be applied.
- Green Thumb contacted me, JW, and advised that the control panel for the well at the park appears to have sustained damage, possibly due to lightning. They have scheduled their well/irrigation person to assess and advise. Resident Michelle Barrow suggested that if it was damage caused by lightning our insurance company should be contacted.
- At our last meeting, resident Ann Meggs volunteered to research a replacement mailbox for our current model which is now only available online. She was not able to make tonight's meeting but did provide information on one model that would be available through Lowes and Home Depot. The mailbox is constructed of metal and is available in four colors; white, almond, bronze and black. Resident B.S. suggested we get the same one that Mill Creek has. Resident J.P. suggested that we reach out to the company and ask them to send samples so that we could see how they held up to our local conditions. She has offered to do additional research on the matter.

ARC:

Address	Name	Request	Arch	Board	Comment

Nothing to report for this period

Communications:

- Questions came in to the website about our current PO Box and returned mail to some residents. There was an issue for a short period of time as the Post Office was returning mail sent to our PO Box. It has now been resolved.
- There was correspondence involving the installation of a fence that had been previously approved on 147th St E. Seems that irrigation lines already in the ground and the new fence were in conflict. The homeowners sorted it out in the end.
- J.P. wanted to address an issue that was previously reported to the Board in June. A house on 7th Ave E that has not been unoccupied for about 12 years was the concern. It seems that the only real maintenance being accomplished was semi regular mowing of the lawn by one of the neighbors. It was unknown if any maintenance was being accomplished on the pool and the residence now had vegetation growing on its walls. She could only speculate on the condition of the interior. The owner had been contacted shortly after the original complaint, but it does not appear that there have been any improvements. Code enforcement would now be contacted.

OLD BUSINESS:

- Mailboxes. Previously discussed.
- BM advised that he had reached out to four contractors regarding repairs to the main entrance brick wall that has an expanding crack in it. Two were not interested and two provided quotes after they ascertained what the repairs would entail. The issue it seems is that the structure was initially constructed on soil that has continued to settle. A large root of an oak tree is directly under the crack and preventing part of the wall from settling further. Ramjack offered to stabilize the wall for \$8990. A second company, N Squared, offered a bid of \$16804. D.B. wanted to know if there were alternatives to pilings for stabilization. B.S. wanted to know if we could just take it down and start over. BM offered that the root (pun intended), of the problem was the foundation that the wall was on. Without a stable footing the problem is only going to get worse. Taking the wall completely down and starting over would be the most expensive proposition. Once the wall itself is stabilized then actual repairs to the existing crack could be considered. There was also the possibility that once the wall was stabilized and brought back into alignment the crack might not be much of a problem to deal with. RM suggested that due to the expense of the project it probably would be better to list it on our "To Do" list for now but continue to try and save for the eventual repair. There were no objections.

- New HOA mailing address. We are still on the waiting list for a PO Box at the post office on Lorraine Rd and SR 70. RM said he would contact them for any update.

NEW BUSINESS:

- Nothing currently

Social:

- Nothing currently. Need volunteers.

Input from the floor:

- As this meeting evolved into more of an open forum no additional issues were brought forward

BOD ADJOURNMENT:

At about 8:36PM, RM thanked everyone for their participation. CR motioned to adjourn, and PS seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**

Our next meeting has not been scheduled but is pending. A different management company will be invited to make a presentation at our next meeting.

INFORMATION:

- The Sheriff's traffic complaint hotline is (941) 723-5197. Complaints about nuisance animals can be made to (941) 742-5933 Ext 1. County link for traffic related issues:
- <https://www.mymanatee.org/home/government/departments/public-works/traffic-management/traffic-operations.html>