

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

Tuesday July 14th, 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, and Jamie Rozek-Potter. The Association Manager, Bill Ashby, attended by phone.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by Jamie Rozek-Potter to approve the 5/23/2020 minutes, second by Todd Klyn, motion carries.
5. Manager's Report
 - a. It was noted that the transition from the previous management company was still in process.
 - b. The purchase and estoppel process were discussed.
 - c. Community inspections will begin in August.
 - d. It was noted that Bill Ashby was not receiving the "Contact us" emails directly from the website. Ray Miller will correct the email forwarding.
6. Officers/Committee Report
 - a. Architectural Committee
 - i. Based on the ACC recommendation, a motion by Todd Klyn to approve the following requests (#'s 162-167, 169), second by Ray Miller, motion carries.
 1. 14742 1st Ave E – Roof
 2. 14406 1st Ave E – Landscaping
 3. 304 147th St E – Roof
 4. 407 141st Ct NE – Roof
 5. 103 Mill Run Ave E – Roof
 6. 14104 1st Ave E – Painting
 7. 312 147th St E - Roof
 - ii. Based on the ACC recommendation, a motion by Todd Klyn to approve the 14830 7th Ave E fence request (#168), with the variance that the fence can extend further than the 50' rear limit, second by Ray Miller, motion carries.
 - b. Treasurer's Report
 - i. Jamie Rozek-Potter, on behalf of David Rosengrant, discussed the current financials.
7. New Business
 - a. The owner of 114 147th St E asked the Board to waive/reduce the previously imposed fine. Jamie Rozek-Potter discussed the previous violation and fine timeline. After much discussion, a motion by Ray Miller to reduce the fine to \$1,000, which must be paid within 10 days, second by Eric Lawson, motion carries.
 - i. After further consideration, a motion by Eric Lawson to rescind the motion above, allowing owner to pay the \$1,000 fine by \$100 per month for the next 10 months, second by Ray Miller, motion carries.
 - b. The Board discussed the legal fee line item in the budget and why it increased.
 - c. After much discussion, a motion by Todd Klyn to extend the mailbox compliance deadline to January 1, 2022, second by Ray Miller, motion carries. Details of the new mailbox are on the community website.
 - d. The Board discussed the open violations.

- e. After a brief discussion, a motion by Eric Lawson to move forward with filing a lien on 14839 7th Ave E for unpaid fines, second by Ray Miller, motion carries.
 - f. The Board discussed the entrance sign repairs.
 - g. It was noted that some of the lakes had algae, which was being addressed by Lake Doctors.
 - h. The Board discussed the entrance lights maintenance.
8. There were no additional homeowner and Board member comments
 9. Next Meeting Date – 9/15/2020 at 7:00pm.
 10. A motion by Eric Lawson to adjourn, second by Todd Klyn, adjourned at 8:47pm.