

**CALL TO ORDER:**

The Country Creek HOA Meeting was called to order by RM at 7:00PM on February 16th, 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, Carola Russell, Jerry Wesley and Peter Senchyshak. Lance Davis of the ARC was also present. Director Cara Misiewicz and ARC Chairmen Bob Meehan arrived shortly after the meeting was called to order.

Note: Resident Glenn Martin has previously advised the Board that he intended to video tape every meeting. He has been asked to set up in a way that will not disrupt the meeting per our webpage instructions. GM was not present, and Barry Serica accomplished the videotaping for GM.

**OFFICERS / COMMITTEE REPORTS:**

RM reported that the last meeting minutes had been reviewed by all and CR made a motion to accept and approve. PM seconded, and all approved with, "Aye". MOTION CARRIED.

JW reported that the Proof of Notice for tonight's meeting had been established by publishing the date on the CCHOA Web page near the end of January, entrance signs being hung up on Monday (2-12-2018), an email blast on Wednesday (2-14-2018), and a Country Creek Facebook reminder earlier in the day.

**Treasurer:**

- CR reported that as of tonight's meeting, the CCHOA has \$35,944.43 in our checking account and \$10,108.21 in the savings.
- Three residents that had not paid dues for 2016 or 2017 and accounts were forwarded to our community lawyer and all have now paid in full.
- Of the 15 residents that had not paid their dues for this year all but five have now paid. These five accounts were forwarded to the community's lawyer for her to resolve. One has contacted her so far to arrange payment.
- Two estoppels were received, and payments were made to the CCHOA.
- There is some concern about recent invoices from Pleasant Lightscapes, Inc. They were asked to inspect and repair inoperative lighting at the entrances. They accomplished the work and submitted three separate invoices. CR advised that she would follow-up with the company to ascertain what had transpired to account for the three different invoices.
- CR reported her frustration with trying to collect the Annual dues (\$300) for the HOA. All residents should understand by now that the invoices go out at the beginning of July each year with payment expected by the end of July. She has sent reminders asking for payments and ultimately must turn over the unpaid invoices to the community's lawyer if she receives no payment. All the mailings incur costs, delays and frustration when trying to maintain a budget. Residents send money, minus late charges and interest six months after they are due without explanation or claim some sort of hardship. All

Board members agreed that we have been very flexible in the past with non-payment, but we can no longer be so lenient. We have a very low yearly HOA fee compared to any of the other communities in our area.

- The budget is going to be very tight as repairs to the irrigation and new plantings had gone over budget (\$2175.24) from what was expected and continuing legal fees have been \$2221.84 over what was expected. Late fees, interest and estoppels have brought in \$2387 in extra income.

**Secretary:**

- JW reported that he had sent out 2 letters for violations since our last meeting. Both addressed overnight parking on lawns on 7<sup>th</sup> Ave East. They have been resolved, for now.
- Two new estoppels were accomplished.

**ARC:**

Address	Name	Request	Arch	Board	Comment
307 141 <sup>st</sup> CT NE	Sheldon Smith	Fence	Yes	yes	Approved

- A request for a fence at 307 141<sup>st</sup> CT NE was discussed at length with the homeowner present to answer questions that arose. Ultimately the ARC approved. PS made a motion for the Board to approve and JW seconded. All approved with, "AYE". MOTION CARRIED.
- RM reported that a fencing issue was ongoing with one of our residents and the communities lawyer was involved. Board members were advised by our legal counsel that we can acknowledge that the issue is being handled but the Board should not discuss the details until it is resolved.

**OLD BUSINESS:**

- Irrigation repairs are complete as are the new plantings. CR raised a question about several new shrubs at the park that did not appear to be getting watered along with the rest of the new plantings. JW advised that he had passed the information on to our landscaper, Green Thumb.

**NEW BUSINESS:**

- All agreed to keep the yard sales for the first Saturday of April and the first Saturday of November for 2018. The "Events" page of the website will be updated.

**Social:**

- Nothing currently.

**Communications:**

- Complaints about parking on the lawn, barking dogs and traffic. Letters were sent regarding the parking issues. Complaints about nuisance animals can be addressed through the County by calling (941) 742-5933 Ext 1. Traffic complaints can be reported to the Sheriff's office through their complaint hotline at (941) 723-5197.

**Input from the floor:**

- A resident had two complaints of vehicles parking on the lawn at two addresses on 3<sup>rd</sup> Ave East. Letters will be sent to the owners. One of the addresses brought an additional complaint from another resident questioning if the HOA allowed the raising of chickens. This generated a bit of discussion but ultimately the deed restrictions were referred to and they do prohibit any form of livestock to be raised in Country Creek. The County does now allow chickens but HOA restrictions can be more restrictive than County restrictions. A letter will be sent addressing the issue.

**BOD ADJOURNMENT:**

At about 8:08PM CR moved to adjourn the Annual BOD meeting, PS seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**

Our next meeting is tentatively scheduled for Thursday March 15th, 2018.