

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

May 10, 2022

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, David Rosengrant, Ray Miller, and Jamie Potter. Bill Ashby, Association Manager was present.
3. The meeting notice was posted in accordance with Statutory requirements.
4. A motion by Todd Klyn, to approve the 3/8/2022 minutes, second by David Rosengrant, motion carries.
5. Manager's Report
 - a. Bill Ashby reminded the Board that he will be on vacation from 7/1/2022 – 7/10/2022. He will attend the next meeting via phone.
6. Officers/Committee Report
 - a. Architectural Committee – Based on the ACC recommendation and report, a motion by Todd Klyn to approve/deny the requests noted in the report, second by David Rosengrant, motion carries.
 - b. Grounds – Todd Klyn issues with the irrigation located at the park. After a brief discussion, a motion by Eric Lawson to approve landscape & mulch quote for the 147th St entrance not to exceed \$2,000, second by Todd Klyn, motion carries.
 - c. Financials – David Rosengrant discussed the current financials. Bill Ashby discussed the current delinquent report.
 - d. Compliance Committee – The Board discussed the current violations report. After a brief discussion, the Board agreed to send a maintenance reminder letter regarding hedges with the 22-23 assessment notice. Bill Ashby will send it to the Board for their review and approval.
7. Business
 - a. The Board presented and discussed the 22-23 proposed budget. After much discussion, a motion by David Rosengrant to increase the annual assessment to \$481, second by Todd Klyn, motion carries. A motion by David Rosengrant to approve the proposed 22-23 budget, second by Todd Klyn, motion carries. After much discussion, a motion by David Rosengrant to allow owners to pay 50% of the annual assessment on 7/1/2022 and the second half of the assessment on 10/1/2022, second by Todd Klyn, motion carries with a no vote from Eric Lawson.
 - b. The Board discussed amending the documents to restrict short-term leasing. This will be discussed at a future meeting.
 - c. The Board discussed the traffic calming issue in the community. The owners with concerns were asked to report the speeding issues directly to the County.
 - d. The Board discussed the options to sell the Country Creek HOA Preserve. Eric Lawson agreed to contact the County to see if they have any interest to purchase.
8. Board Member Comments
 - a. Ray Miller stated he is still working on the signpost.
9. Homeowner Comments
 - a. Carola Russel wants the Board to address the playground equipment or remove it. Bill Ashby was asked to have the equipment inspected for safety.
 - b. Don Enright also discussed the sale of the Country Creek HOA Preserve and the playground equipment.
 - c. Larry Luh noted that he sent an email to the Board regarding the roads.
10. Next Meeting Date – 7/12/2022 at 7pm.
11. As there was no other business, the meeting adjourned at 8:27pm.