

**CALL TO ORDER:**

The Country Creek HOA Meeting was called to order by RM at 7:03PM on April 19th, 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, Jerry Wesley and Cara Misiewicz. Director Carola Russell 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. Barry Serica accomplished the videotaping for GM.

**OFFICERS / COMMITTEE REPORTS:**

RM reported that the last meeting minutes had been reviewed by all and CM made a motion to accept and approve. JW seconded, and all approved with, “Aye”, none opposed. **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 on or about 4-9-2018. Entrance signs were hung up on Monday (4-16-2018), along with an email blast. The event was posted on the Country Creek Facebook page.

**Secretary:**

- Two estoppels have been completed and are awaiting their closing sales.
- Thirteen letters were sent out since our last meeting as a result of a recent neighborhood ARC review. Parking on the lawn, trailer and boat storage, commercial vehicle parking, fence compliance and disrepair were the problems. One persistent commercial vehicle parking issue was finally resolved when the owner changed jobs. One persistent boat storage problem will be resolved soon with the pending sale of the boat.
- Although normally reserved for the end of the meeting a resident on 3<sup>rd</sup> Drive E raised concerns of ongoing problems with a resident on that street parking on the lawn and a trailer being stored at another residence. ARC Chairmen BM said that he would follow-up. GM acknowledged that his neighbor was parking on the grass also.

**ARC:**

Address	Name	Request	Arch	Board	Comment
14802 7 <sup>th</sup> Ave E	Chavez	Gazebo	Yes	Yes	Approved
15107 3 <sup>rd</sup> Ave E	Chapin	Roof	Yes	Yes	Approved

- 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.

**Treasurer:**

- CR reported that as of tonight's meeting, the CCHOA has \$24,412.36 in our checking account and \$10,108.70 in the savings.
- Two residents still have not paid their dues for this year even after being contacted by our community lawyer. Claims of Lien on their property is the next step for our lawyer.
- Two residents have paid but did not include late fees and interest. Reminders will be sent.
- Invoices received since our last meeting: Sunbiz (\$61.25), property insurance renewal (\$522), Legal invoices (\$4096.31).
- CR reported that the budget was on track for what would be considered our normal expenses. However, legal fees have thrown the budget off kilter and with a very tight budget there is no room for any out of the ordinary expenses that we might incur. We have been trying to save for new playground equipment to replace what is arguably outdated equipment and expenses are not making that possible.

**OLD BUSINESS:**

- Irrigation repairs are complete as are the new plantings at the park and main entrance. JW advised that Green Thumb had contacted him regarding the shrubs at the 3<sup>rd</sup> Drive East entrance. Several had been killed off by the cold spell and frosts of last month. Green Thumb provided an estimate (\$875) to replace those plants along with adjustments to the irrigation in those areas and any mulch that would need to be replaced. CR advised that the cost would have to come out of savings. CM brought up the fact that the main entrance had been fixed up and that this one should be as well. She made a motion to have the re-landscaping completed. JW seconded and all approved with, "AYE", none opposed.

**MOTION CARRIED.**

- CR pointed out that a few of the shrubs at the park did not appear to be doing well. JW advised that he would notify Green Thumb of the approval for the 3<sup>rd</sup> Drive East entrance and the concerns of the shrubs at the park.

**NEW BUSINESS:**

- Discussion commenced about the need of raising the dues to cover normal expenses along with anything that might come out of the blue. CM asked the Board for its indulgence with a thought about raising the dues. She suggested that if we could raise the dues to \$450 and give the residents two options, 1) pay the amount in full when due or 2) pay twice during the year with an additional fee attached. CR pointed out that it

was already hard enough to get everyone to pay, let alone trying to set up some other payment options. It was brought up and verified that the Board cannot raise dues more than 10% without a general election vote. The Board does have the option to raise the HOA fees by 10% with a majority vote of the Board members.

- With the expenses of almost everything going up and the recent repairs to the irrigation the budget is simply just too rigid. The HOA savings are getting hit hard whenever an unexpected expense arises. We still want to project a budget that will eventually see some of the park equipment replaced. A need for additional funding is necessary and raising the dues is our only means of generating revenue.
- CM made a motion to raise the annual dues by \$30 raising the annual HOA fee to \$330. CR seconded, and all approved with, "AYE", none opposed. **MOTION CARRIED.**
- CR questioned what the Lake Doctors were accomplishing in their monthly visits. JW advised that they come out near the end of each month and check our ponds for their overall environmental health. They spray for unwanted or invasive species and check the overall water balance to ensure that it is within acceptable limits.
- A comment was made questioning if an alligator had to be removed from one of our ponds. GM stated that Fish and Game had been called out and removed the gator from the pond behind his residence (147<sup>th</sup> East). He stated that a neighbor had been feeding fish which attracted the gator. He stated that Fish and Game handled the situation.
- RM advised that our biannual storm water/drainage inspection had been accomplished with no issues. This is a State mandated inspection.
- RM advised that our HOA files with Sunbiz had been accomplished. Also State mandated.
- A resident had advised that when he had tried to obtain a new mailbox he found that it was no longer available through ACE Crowders or Home Depot. BM reported that he had contacted the manufacturer as a result and found that they were no longer making the model that the neighborhood has used since the beginning. Another online seller (Menards) was found with what appeared to be an identical model. Thanks Lance! BM advised that he would see if something closer to our area with a physical presence, was available and if not an alternative would have to be found.

#### **Social:**

- Nothing currently.

#### **Communications:**

- A perspective/possible future homeowner contacted the HOA asking about the restrictions if any, on trampolines and "permanent playground equipment". The Board agreed that unless you are a current resident our answers should simply steer folks to our website and deed restrictions. There are too many variables when dealing with real estate agents and prospective buyers.
- RM questioned the feasibility of some sort of solar powered speed monitor for the neighborhood. Lakewood Ranch has them. It was thought that the DOT would probably

have to conduct a traffic study for something of this nature to be installed. Traffic complaints and requests for extra enforcement can be handled through the Sheriff's office using their complaint hotline at (941) 723-5197.

**Input from the floor:**

- The earlier reported complaints on 3<sup>rd</sup> Drive East and lawn parking on 147<sup>th</sup>.
- BS started his input with, "Someone needs to step up." He further explained by stating that, "We will have to deal with selective enforcement", of the deed restrictions. He said that everyone does what they want, and issues are going to keep cropping up. CR countered by stating that he didn't understand what the Board had to contend with. She continued by saying that problems created by some effect all of us. RM suggested that we have all heard of this in the past and asked that we adjourn.

**BOD ADJOURNMENT:**

At about 8:03PM CM moved to adjourn the BOD meeting, CR seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**

Our next meeting has not been scheduled.