

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

March 8, 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 2/7/2022 minutes, second by David Rosengrant, motion carries. Jamie Potter did not vote as she did not attend that meeting.
5. Manager's Report
 - a. After much discussion, the Board agreed that the management company will cc the Board on all applications and will add current, past due fees, and violations to the estoppel. The Board will allow the management company to release estoppels as noted above.
6. Officers/Committee Report
 - a. Architectural Committee – Based on the ACC recommendation, a motion by Todd Klyn to approve/deny the requests noted in the report, second by David Rosengrant, motion carries.
 - b. Grounds – Due to difficulties locating signposts in the exact color, the Board agreed to move forward with black.
 - c. Financials – The current financials were discussed. Bill Ashby discussed the current delinquent report.
 - d. Compliance Committee – The Board discussed the current violations report. After a brief discussion, a motion by David Rosengrant to levy a fine of \$2500 on property CCH203 for landscape violations, second by Todd Klyn, motion carries with a no vote from Ray Miller. After a brief discussion, a motion by Eric Lawson to levy a fine of \$2500 for each of the following violations, AC window units, Mailbox and exterior cleaning and painting, second by Todd Klyn, motion carries
7. Business
 - a. After a brief discussion, a motion by Eric Lawson to approve the 2022 officers as noted below, second by Todd Klyn, motion carries.
 - i. President – Eric Lawson
 - ii. VP – Ray Miller
 - iii. Treasurer – David Rosengrant
 - iv. Secretary – Jamie Potter
 - v. Director – Todd Klyn
 - b. Bill Ashby and David Rosengrant will begin working on the 2022-2023 budget. The Board agreed to get quotes for a reserve study.
8. Board Member Comments - None
9. Homeowner Comments
 - a. Carola Russel wants the Board to consider quarterly assessments instead of annual.
 - b. Larry Luh noted that an owner complained to him that he received a trailer violation.
10. Next Meeting Date – 5/10/2022 at 7pm.
11. As there was no other business, the meeting adjourned at 8:12pm.