

CALL TO ORDER:

Meeting called to order by RM at 7:00PM on November 21st, 2017 at The Christ Presbyterian Church at 515 Upper Manatee River Road East. Roll call was made, and quorum established with the following 3 directors present: Ray Miller, Jerry Wesley and Peter Senchyshak. Lance Davis of the ARC was also present. Bob Meehan of the ARC joined the meeting in progress at 7:08PM.

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 the back of the room where we hold our meetings. GM was not present and Barry Serica accomplished the videotaping for GM.

OFFICERS / COMMITTEE REPORTS:

JW noted that the meeting had been announced via our webpage, Facebook and an email, "blast". The announcement was posted via the CCHOA webpage and on Facebook on 11/15/2017. Signs at the entrances were posted on 11/16/2017. An email blast was sent out on 11/17/2017. The meeting agenda was posted on 11/16/2017.

JW noted that the previous meeting minutes of the 8/16/2017, had been distributed via email between the board members and PS motioned to approve. JW seconded and all approved by, "AYE". None opposed. MOTION CARRIED.

Treasurer:

- CR was not present but had presented JW with the latest HOA financial status which he read aloud. As of tonight's meeting, the CCHOA had \$58,278.14 in its checking and \$10,107.44 in its savings accounts. Annual dues invoices were still coming in with 19 still outstanding. Reminder notices which included a \$25 late fee and interest were sent out on November 2nd.
- Three residents had still not paid last year's dues in addition to this year's dues and those files had been turned over to the HOA attorney. One resident was in recent contact with the attorney, one had not yet responded to the late charges and interest and one had a pending check.
- Five estoppel checks have been received since our last meeting.
- Invoices: Legal Fees \$282.02 X3 for three overdue HOA demand letters
- Post Net: \$20.15 late dues mailing and \$356.65 first mailing of election meeting
- Green Thumb: \$2852.50 Irrigation repairs and regular October billing
\$9850.50 landscaping entrances, irrigation repairs and regular November billing
- Regular monthly bills for FPL, Lake Doctors and the storage unit
- A proposed budget has been accomplished and will be reviewed

Secretary:

- JW advised that irrigation repairs were getting closer to completion with only the park being worked on now. New plantings have replaced the ones that died out earlier this year.

- Nine violation letters had been sent to our residents since the last meeting in August. One letter was sent out for a 2nd notification for a recurring boat on a trailer that is parked overnight in a driveway. RM suggested that if we can find an email address for this residence maybe correspondence can be established to determine why this resident chooses not to comply. The other letters included overnight street and commercial vehicle parking, lawn maintenance and trash/recycle cans not stored properly.
- There have been ten estoppel requests since our last meeting with signings pending.

PS wanted to advise of an upcoming opportunity for those wishing to invest in solar power. The League of Woman Voters in conjunction with other organizations will be sponsoring a series of informational meetings presenting the cost saving benefits of establishing a co-op. Their website, www.FLSUN.org has additional information and dates. JW offered to put the information on the CCHOA webpage.

OLD BUSINESS:

- Repair estimates have not been accomplished for front brick façade at the entrance (147th/Rye Rd).
- The recent community yard sale seemed to be a success once again.

NEW BUSINESS:

- Bayside Community Church is confirmed for Tuesday, January 2, 2018 for our (CCHOA) annual meeting from 6-8PM. Two Board seats are up for election.
- RM and JW will coordinate to put up the Christmas wreaths at the entrances.
- BM advised of new ARC requests

ARC:

Address	Name	Request	Arch	Board	Comment
405 141 st Ct NE	Cara M.	Painting	Yes	Yes	Approved
14019 1 st Ave E		Fence	Yes	Yes	Approved
514 147 th St E		Fence	No	No	Corner lot see additional notes

- The residents of 514 147th E requested to construct a fence on this property. It was denied as currently proposed as the covenants state that no fences will be granted on corner lots.

Social:

- Nothing discussed at this time.

Communications:

- A homeowner advised that items from her vehicles had been taken and she wanted to advise all neighbors to be extra vigilant. A Facebook advisory was sent out to our residents. Additional questions were received about the park, landscaping and estoppel procedures.

Input from the floor:

- A resident wanted to advise of an ongoing issue with a neighbor parking on the lawn and behind a house on 3rd Drive E. The address was provided, and it will be looked at for violations.
- A resident advised that the shrubs at the 3rd Drive East entrance needed to be trimmed and that a landscaping light was out on the north side. JW will contact Green Thumb about the trimming.
- A new resident on 147th NE wanted to address the frequent speeding vehicles on their street. She was advised that it is a constant concern and the Sheriff's office has been called in the past to conduct extra patrols.
- Resident BS wanted to make sure the community was informed about the new school that was proposed for Parrish. The school district is in the early stages of redistricting in anticipation of that school. BS was concerned that all the current proposals would put Country Creek in the new school's area and that could negatively impact our homes values. We would no longer be listed in the Lakewood Ranch High School district once the new school was completed.
- BS wanted to know what was going to be done about one of his neighbor's trees that is overgrown next to the pond they all share. He said the Board had previously stated we would cut it down. RM advised that he had looked at the tree and as it was on the neighbor's property the Board was not going to pursue any actions.
- BS then inquired about the area that he described as a, "berm" on the opposite side of the pond that his house is on and when it was going to be mowed again. JW advised that this had been addressed in the past and the area is designated as a conservation easement and we cannot intrude on those areas. BS became agitated and said that we had been cutting it for 11 years now. JW said that didn't make it right. BS concluded his comments by once again stating his disapproval of the Board and what little he thought we did.

BOD ADJOURNMENT:

At about 7:55PM JW moved to adjourn the BOD meeting, PS seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**

The next meeting as of now, will be the Annual CCHOA Meeting on 2 January 2018.