

CALL TO ORDER:

The Country Creek HOA Meeting was called to order by HOA President Bob Meehan at 7:04PM on Friday June 14, 2019 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: Bob Meehan, Terri Wesley, Carola Russell and Jamie Rozek-Potter. ARC Chairmen Lance Davis and ARC members Tim Potter and Ray Miller were present.

It was requested that homeowners' sign in on a Sign In sheet prior to the meeting being called to order.

Note: Resident Barry Serica had previously advised the Board that he intended to video tape tonight's HOA meeting. He set up in a way that would not disrupt the meeting per our webpage instructions.

OFFICERS / COMMITTEE REPORTS:

BM 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 5-24-2019. Entrance signs were hung up on June 8, 2019 and the event was posted on the Official Facebook page. An email blast was accomplished on 6-10-2019.

BM reported that all had reviewed the last meeting minutes and CR made a motion to accept and approve, TW seconded, and all approved with, "Aye", none opposed. **MOTION CARRIED.**

Treasurer:

- CR reported that as of tonight's meeting, the CCHOA has \$9261.30 in our checking account and \$10,112.22 in the savings.
- As of tonight's meeting, 8 residents have not paid their dues and 2 residents still owe the remainder of \$30.
- We received 3 payments of \$250 for completed estoppels.
- We received and paid for the usual and expected invoices covering landscaping, FPL, Storage and The Lake Doctors. Additional expenses received included Telese McKay (\$1870 & \$3977, 60) and Grimes Goebel \$675.
- The next fiscal year's annual HOA dues (\$363) letters will go out at the beginning of July. Payment is expected by the end of July.

Secretary:

- Violation letters were sent for parking on lawns, trailers, boat storage, and commercial vehicle parking, as well as a livestock issue were all addressed. There has been many emails going to the official website and JRP has responded to all but one because the contact did not match as a homeowner at the address listed.
- There has been a report from a resident of ants at the park and the Board is working on getting 3 bids to treat the ants.

- JRP clarified that Board members have nothing to do with the Country Creek of Manatee Facebook page.
- A new FB page, “Country Creek of Bradenton HOA Official FB Site ” has been established as a Board run, courtesy FB site. The new page will be used by the Board to promote communication with updates, pictures of the new approved mailbox, upcoming meeting etc. There are currently 86 members and when you submit a request to join you need to put your house address so it can be verified that you are a resident of CC.
- The board has adopted a black standard metal mailbox with a red flag.
- JRP proposed a black mailbox post with a decorative topper as the official mailbox post which can be purchased at the local stores or online. It must also be placed to meet the postal requirements including specific specifications of height with a goal of 43” from the ground to the bottoms of the mailbox, but allowable from 42”-44” in height. CR motioned to Approve and TW second the motion. **MOTION CARRIED.** JRP will post the approved posts on the Official Facebook site with links from Facebook to the Official Web site and vice versa.

ARC:

Address	Name	Request	Arch	Board	Comment
14747 1st Ave E	Greys	Mother in law addition attached to back of house	Yes	Yes	Approved
118 141 st CT NE	Darpino	Ext Paint	Yes	Yes	Approved
320 141 st Ct	Caruso	Pool Cage	Yes	Yes	Approved
615 147 th St E	Klyn	Private property sign	Yes	Yes	Approved
705 147 th St E		Private Property Sign	Yes	Yes	Approved
619 147 th St E		Private Property Sign	Yes	Yes	Approved
14834 7 th Ave	Biggs	Play House	No	No	Incomplete, Need complete ARC application with required documentation

OLD BUSINESS:

- The dues increase was officially voted on which the Board had discussed at the last meeting to raise the dues by the allowed amount of 10%. CR motioned to approve and TW 2nd motioned. All Board members were in favor and the **MOTION CARRIED**. The dues for this next fiscal year of 2019-2020 will be \$363. **Rising** costs, legal fees and other expenses all contributed to the increase.
- The Board voted on ratifying the settlement agreement on an ongoing fence issue. CR motioned to approve TW 2nd Motion, JRP was opposed however the **MOTION CARRIED**.

NEW BUSINESS:

- Discussed the Entrance Walls to CC, the one on 3rd Drive East the emblem is peeling off and the main entrance of off Rye and 147th has a large crack.
- Park Gazebo - John Cusano has donated all the shingles and nails to have the roof replaced on the Gazebo. We will need to get quotes for putting the new roof on which will only be for the labor. John has also replaced the light bulbs and has power washed the Park Gazebo. Thank You John

Communications:

- We have had no new estoppel requests since last meeting.
- A homeowner sent a letter to the HOA complaining about the boat parked in the back yard Behind the fence on the lake by the park. They did not appreciate looking at that sitting in their back yard.

Input from the floor:

- There were many residences at the meeting and the President utilized the Sign In sheet to ask each resident if they have and comments that they wanted to share.
- Residents voiced concern about updating Bylaws.
- One homeowner questioned What the Lake Doctor did? The Board explained that the Lake Doctors come out and do the upkeep on the lakes. A resident also commented about the color choice and approval of a fellow neighbor's house color.
- A homeowner suggested that when we send out the yearly invoices if we could include a treasury report, and projected budget. The Board informed that the budget is posted on the website.

- A homeowner mentioned how the original developer of CC granted certain residence to have variances. He also stated, that the current bylaws need to be followed until they are updated.
- A homeowner would like to see entertainment or functions hosted at the park so neighbors could get together.
- A homeowner stated that we can NOT change the past or the past decisions made by past board and everyone just needs to move on.
- A homeowner suggested to link the new FB page with the official CC Website so it would be easier to find, and residence could just click on it.

BOD ADJOURNMENT:

At about 8:30PM RM thanked everyone for their participation. BM motioned to adjourn, and CR seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**

Our next meeting has not been scheduled.