

CALL TO ORDER:

The Country Creek HOA Annual Meeting was called to order by RM at 7:05PM on January 2nd, 2018 at The Bayside Community Church at 15800 SR 64, Bradenton. Roll call was made, and quorum established with all directors' present: Ray Miller, Cara Misiewicz, Carola Russell, Jerry Wesley and Peter Senchyshak. Lance Davis and Bob Meehan of the ARC was also present.

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. GM was not present and Barry Serica accomplished the videotaping for GM.

OFFICERS / COMMITTEE REPORTS:

RM asked for a volunteer to act as a Chairperson for tonight's meeting and resident Dave Branning graciously accepted. Two Board seats were up for election.

RM acknowledged that Proof of Notice for tonight's meeting had been established as mailings had been sent out to all residents as well as notifications on our webpage, reminders on the community Facebook page and an email blast.

RM asked those in attendance if there were any nominations from the floor for the two Board seats that were available. CM and CR had both previously and formally announced their intention to run again. There were no nominations from the floor. Dave began to tabulate the votes that had been received in the mail.

JW motioned that the last meeting minutes be accepted as they had been shared via email amongst the Board members. CM seconded and all approved with AYE. MOTION CARRIED.

Secretary:

- JW reported that he had sent out 5 letters for violations since our last meeting. A boat in the driveway parked overnight, storm panels still in place following our hurricane season, a generally messy yard with visible trash cans, a recurring commercial vehicle parking problem and a trailer with overnight parking were all issues addressed.
Driveway
- Two new estoppels were also accomplished

Treasurer:

- CR reported that we had gained \$1125 for estoppels over the last year. She reviewed the budget for the coming year and advised that if expenditures remained as they are there would be no need to consider raising our yearly dues. As of tonight's meeting, the CCHOA has \$45,778.45 in our checking account and \$10,107.95 in the savings.
- Three residents had not paid dues for 2016 or 2017 and those accounts were forwarded to our community Lawyer to resolve. Two residents have now paid and the third paid

part in December with promises to settle the account in January. As such our legal fees were going to be more than what we would normally see in a year

- An unprecedented 15 residents have not paid their dues for this year. These accounts will be forwarded to the community's lawyer for her to resolve. CR made a motion to also include a notification per Florida Statute Section 720.305 to these residents. In laymen's terms if you are more than 90 days overdue on your HOA payment then you lose your voting and speaking privileges with regards to the HOA until your account becomes current. CM seconded and all members voted, "AYE". MOTION CARRIED.

ARC:

- Nothing new

OLD BUSINESS:

- Irrigation repairs are complete as are the new plantings. Park trees are due to be trimmed this month.

NEW BUSINESS:

- Nothing to add tonight.

Social:

- Currently we are in need of volunteers to organize events. Longtime volunteer Kamla has notified the Board that she will no longer be able to participate. She will be sorely missed as she has been a driving force behind past activities.

Communications:

- Some complaints that resulted in the above-mentioned violation letters.

RM called for any remaining election ballots from those in attendance.

Input from the floor:

- Resident LL suggested that although our current dues of \$300 a year were very reasonable with the projected increase in legal fees we should consider raising the dues in the next year. RM and CM both mentioned the impending repair or replacement of park equipment should also be considered as they are expensive propositions. Former Board member SH also pointed out the need to consider a dues increase.
- Resident DB suggested that reclaimed water could be something that was considered as a cost saving measure as there is no pump involved for that water source.
- Resident TS wanted to advise of an ongoing issue that he has experienced with the collection of the recycling and the broken glass that is often left behind afterwards in the street.

- Resident BS announced that everyone knew why he was there. He proceeded to ask about the fence that was constructed after it was disapproved. He then answered his own question by saying he guessed the Board was addressing it. He wanted to know why the Board was choosing not to mow the opposite side of his pond referring to it as a berm. CM and JW advised that those areas were designated as Conservation Easements and were not to be disturbed. RM suggested that if BS felt that strongly about it and he could provide something official stating that we could mow these areas then we would readdress it. BS identified himself as one of the 15 delinquent HOA accounts. He said if the Board was going to, “play that card”, (presumably referring to the earlier motion passed about overdue accounts), he would be mailing his check.

Votes were tallied with a total of 24 ballots. CM and CR were both voted back onto the Board. Congratulations to both! RM motioned that the current Directors remain the same. All Approved. MOTION CARRIED.

Our next meeting is tentatively scheduled for February 15th, 2018.

BOD ADJOURNMENT:

At about 7:46PM CR moved to adjourn the Annual BOD meeting, CM seconded, and all Directors voted Aye, none opposed. **MOTION CARRIED.**