

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.
Board of Directors Meeting Minutes
Zoom.com
April 29, 2021
Draft

CALL TO ORDER: The meeting was called to order by President Bill Martin at 6:30 pm.

DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE: Present were President Bill Martin, Vice President Annette Kirshner, Secretary Carol Wyatt-Evens, and Director Kim Motycka. Treasurer Doug Miller was absent. A quorum was established. Also present were Linda Chapman, CAM, CMCA®, and Mary Shrewsbury, CAM, representing Argus Property Management. The meeting notice was posted in accordance with the Florida Statutes.

APPROVAL OF PREVIOUS MINUTES:

- A *motion* was made by Kim Motycka., seconded by Carol Wyatt-Evens, to approve the minutes of the March 24, 2021 Board meeting. ***The motion passed unanimously.***

OFFICER REPORTS:

Vice President: Annette Kirshner reported that the May "Yard of the Month" is 3772 Countryside Rd.

COMMITTEE REPORTS:

Aquatic: Jim Butterworth reported that the aquatic plants approved at the March Board meeting were installed last week.

Architectural Review: New roofs, landscaping changes and a new fence were approved since the last Board Meeting.

Fining: The committee will hold a hearing on the proposed fines for 3651 Country Place Blvd on May 5.

Landscaping: Chris Mayer reported that mulching at the Beneva entrance will be done in mid-May. She trimmed the plants in front of the Beneva wall so the Country Place signs are not obstructed by any plants and are more visible from the street.

OLD BUSINESS: None

NEW BUSINESS:

Beneva Lake buffer: Jim Butterworth presented Florida Native Plants' plan for the buffer on the north side of the lake. The Board provided feedback and suggested changes to the plan. Jim will contact Florida Native Plants and request a revised design for the May Board meeting.

Stocking Savvy Lake Monitoring:

- A *motion* was made by Carol Wyatt-Evens, seconded by Kim Motycka, to hire Stocking Savvy to monitor the lakes and consult on future issues that may arise for 10 hours per year at \$50/hour. ***The motion passed unanimously.***

Talkie Lots 9-10: The owner/developer submitted design plans to build two homes on the vacant lots. The designs are identical, but they will be flipped with some exterior changes to look different. Annette Kirshner and Carol Wyatt-Evens disapprove the plans because the houses will look too similar next door to each other. A *motion* was made by Kim Motycka, to approve the plans. There was no second so the motion died. Bill Martin will tell Mr. Talkie that he needs to change the front elevations of the homes so they will look different from each other.

HOMEOWNER COMMENTS: Homeowners were given the opportunity to make comments.

ADJOURNMENT: There being no further business, the meeting adjourned at 7:45 pm.

Respectfully submitted,
Linda Chapman, CAM, CMCA ®
Community Association Manager