



ARGUS Property Management, Inc.
COMMUNITY ASSOCIATION MANAGEMENT • www.ArgusMgmt.com •

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING

July 28, 2021, 6:30 PM

Zoom.com

APPROVED MINUTES

Call Meeting to Order: Due to a technical issue the meeting was called to order by President, Bill Martin at 6:56 PM

Determination of a Quorum: A Quorum was established with the following members: Bill Martin, Annette Kirshner, Carol Wyatt-Evens, Kim Motycka and Doug Miller.

Also in attendance: Mary Shrewsbury representing Argus Property Management, Inc

Proof of Notice: Notice was posted in accordance with Florida Statute 718 and Association Governing Documents and the agenda was emailed 48 hours prior.

Approval of Prior Meeting Minutes: A motion made by Doug Miller, 2nd by Annette Kirshner to approve the Minutes from June 23, 2021. **Motion carried unanimously.**

Director Reports: Treasurer Doug Miller gave financial reports.

Committee Reports:

- a) Aquatic: Bill Martin reminded everyone that Florida Native will continue the process on the Beneva Lake Buffer with the revised version along with using a natural "Green Clean" to eliminate the algae from the lake.
- b) Architectural: n/a
- c) Fining: The Board agreed to give 3651 an additional time to complete the yard cleanup. Bill Martin also mentioned that Joan Richmond will be moving and will no longer be on the fining committee.
- d) Landscape: Bill Martin mentioned the new landscape company that started first of July Eulogio Aroyo Lawn Maintenance.
- e) Newsletter: Annette Kirshner discussed yard of the month for July 3667 Country Place Blvd.
- f) Social: n/a
- g) Welcome: Bill Martin requested that Mary Shrewsbury revised the homeowner list to add the new homeowners.

Old Business:

- a) Beneva Lake buffer: Bill Martin reminded everyone that Florida Native will continue the process on the Beneva Lake Buffer with the revised version along with using a natural "Green Clean" to eliminate the algae from the lake.
- b) 3651 CPB status: The Board agreed to give 3651 an additional time to complete the yard cleanup.
- c) Egerton Circle homes: Mary Shrewsbury mentioned that 2 letters were drafted by Attorney Leah Ellington and sent out certified to both William J. English at 3633 Egerton Circle & Keith P. Dittmer at 3643 Egerton Circle to immediately cease and desist any and all activity in property owned by the Association, including, but not limited to, mowing and clearing.

2477 Stickney Point Road Suite 118-A Sarasota, FL 34231

Phone (941) 927-6464 Fax (941) 927-6767



ARGUS Property Management, Inc.
COMMUNITY ASSOCIATION MANAGEMENT • www.ArgusMgmt.com •

Annette Kirshner asked about adding a fence along the border to protect the preserves. Bill Martin stated the cost factor is something that would need to be discussed at another time.

New Business:

- a) Speicher tree proposal: Bill Martin mentioned enhancing the neighborhood with adding three trees the community. Annette Kirshner motioned to move forward with the enhancement. 2nd by Carol Wyatt-Evens. **Motion carried unanimously.**

Homeowner Comments:

Peg mentioned that she saw several potato vines taking over at the larger Beneva Lake. She also suggested adding an access path to the lake for maintenance workers to get to, along with an issue with the drainage ditch.

Next Meeting: Wednesday, August 24, 2021, 6:30PM.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:46 PM