



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

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING

September 22, 2021, 6:30 PM

GoTo Meeting

APPROVED MINUTES

Call Meeting to Order: The meeting was called to order by President, Bill Martin at 6:30 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 Carol Wyatt-Evens to approve the Minutes from July 28, 2021. **Motion carried unanimously.**

Director Reports: Treasurer Doug Miller gave financial reports. He also mentioned that the assessment dues for 2022 will remain the same as 2021. Bill Martin requested that accounting send letters to outstanding unpaid annual assessments.

Committee Reports:

- a) Aquatic: Jim Butterworth said he had been working closely with Bill Martin & Chris Mayer. He gave a back history of a series of action that started in the discussion started in April with an approved budget of \$6000. He mentioned with Chris Mayer's on-going help that the cost has reduced to \$1400.00. A pile of debris has been removed ready for the planting.
- b) Architectural: n/a
- c) Fining: n/a
- d) Landscape: Chris Mayer spoke in detail on the Beneva Lake Buffer area. She mentioned that the removal of grass has been completed and is ready for the planting which will take place Friday 9.24. Once planted, this will need constant attention and daily watering until irrigation installation is completed.
- e) Newsletter: Annette Kirshner discussed yard of the month will be in the November newsletter
- f) Social: n/a
- g) Welcome: n/a



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Old Business:

- a) Beneva Lake buffer: already discussed in detail
- b) 3651 CPB status: Mary Shrewsbury mentioned that on Sept 8th email stated that resodding and planting of the tree will be completed by September 1st, and the pavers and fence will be installed by November 30th with today's date on September 22nd and nothing has been done. Bill Martin asked to ensure a drawing of the fence is submitted to the Board for approval before install.

New Business:

- a) North Beneva sign: Bill Martin mentioned that the sign has been replaced and should last a lifetime.

Homeowner Comments: n/a

Next Meeting: Wednesday, October 27, 2021, 6:30PM.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:11 PM