

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.
BUDGET/BOARD OF DIRECTORS MEETING
October 27, 2021, 6:30 PM
VIA "GoTo" Meeting

APPROVED MINUTES

Call Meeting to Order: The meeting was called to order at 6:30 PM by Bill Martin

Determination of a Quorum: A Quorum was established with the following Directors: 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 Budget Agenda was posted 14 days in advance in accordance with Florida Statute 720 and Association Governing Documents and the Agenda was also 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 September 22, 2021. **Motion carried unanimously.** (The August Board Meeting was cancelled)

Treasurers Reports: Treasurer Doug Miller gave financial reports. He asked Mary Shrewsbury to read which owners were not current with the HOA fees. Mary Shrewsbury mentioned that accountant Theresa Collins had sent out certified letters to all those that were not up to date.

Director Comments:

- a. Annette Kirshner gave the "Yard of the Month" to 3674 CPB.
- b. Bill Martin mentioned to others from surrounding communities mentioned how nice the Country Place property looks.

Committee Reports:

- a) **Aquatic:** Jim Butterworth was not present, but Bill Martin things are still moving along.
- b) **Architectural:** An approval was made to add a fence and also for a paint job. c) **Fining:** n/a

- d) **Landscape:** Chris Mayer said at the west end of the lake, there was a major clean-up, and the next cleanup of alligator grass is scheduled. Bill Martin thanked Chris Mayer for taking care of the yard waste by Sawyer Road.
- e) **Newsletter:** Linda Brucksieker said she will add the block party that will take place on Sunday October 31st Halloween from 6-8 PM.
- f) **Social:** There will be a block party that will take place Sunday October 31st from 6-8 PM.
- g) **Welcome:** n/a

Old Business:

- a) **3651 CPB status:** Mary Shrewsbury mentioned that the ARC committee approved the fence that will be installed. She also mentioned that Ms. Lincoln has until November 30th to complete all projects, or this will go to the fining committee.
- b) **Beneva Lake:** The project is still moving along with Chris Mayer **New Business:**
 - a) **3966 CPB Variance:** Annette Kirshner made a motion to approve the proposed variance plantings along the wall. Doug Miller 2nd the motion, **Motion carried unanimously.**
 - b) **2022 Budget Approval:** Doug Miller made a motion to approve the 2022 proposed budget, Annette Kirshner 2nd the motion, **Motion carried unanimously.** Bill Martin thanked Mary Shrewsbury and Doug Miller for working together and for keeping the yearly assessments the same as 2021.

Homeowner Comments: Annette Kirshner asked the board to look at a hose that could be a trip hazard, that lays across the street as the pool is being drained. Bill Martin said he would speak to the owners. Annette Kirshner also asked about the sidewalk cleaning, which Bill Martin replied that this will be addressed during the upcoming inspections.

Next Meeting (Annual): Tuesday, November 16, 2021, 7:00 PM.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:58 PM

COUNTRY PLACE HOA
2021 ESTIMATED EXPENSES AND APPROVED BUDGET
PROPOSED BUDGET FOR THE PERIOD
January 1, 2022 - December 31, 2022

	2021		2022
	ESTIMATED EXPENSES	APPROVED BUDGET	PROPOSED BUDGET
REVENUES			
5010 MAINTENANCE ASSESSMENT	\$73,820	\$73,820	\$73,820
5030 SALES & LEASE FEES	0	0	0
5040 LATE FEE INCOME	0	0	0
TOTAL REVENUE	73,820	73,820	73,820
RESERVES	10,588	10,588	10,555
TOTAL REVENUES	\$84,408	\$84,408	\$84,375

EXPENSES AND RESERVES

GROUNDS

7110 GROUNDS CONTRACT	13,500	11,340	17,000
7135 LANDSCAPE UPGRADES & IMPROVEMENTS	5,000	5,000	7,000
7142 SUBDIVISION MAINTENANCE	1,000	8,500	2,000
7155 IRRIGATION & REPAIRS	2,000	2,000	2,500
7170 LAKE MAINTENANCE	2,000	1,980	2,000
7180 WALL MAINTENANCE	500	500	500
TOTAL GROUNDS	24,000	29,320	31,000

UTILITIES

7510 WATER/SEWER	3,000	3,000	3,500
7520 ELECTRIC - STREET LIGHTS	11,700	11,700	12,000
7530 ELECTRIC - OTHER	700	900	900
TOTAL UTILITIES	15,400	15,600	16,400

ADMINISTRATION

7810 INSURANCE - ATLAS	5,000	5,000	5,750
7811 INSURANCE - ZENITH	650	650	750
7820 LEGAL/PROFESSIONAL	3,000	5,000	3,825
7830 DIVISION FEES	100	70	125
7870 MANAGEMENT FEE	12,360	12,360	13,500
7874 ONLINE SERVICES PORTAL	300	300	300
7875 BOARD MEETINGS/SOCIAL	250	500	250
7880 OFFICE SUPPLIES	800	1,500	500
7882 STORAGE	220	220	220
7885 BANK FEES/COUPON BOOK	200	200	200
7890 CONTINGENCIES	2,000	3,100	1,000
TOTAL ADMINISTRATION	24,880	28,900	26,420

TOTAL OPERATING EXPENSE	64,280	73,820	73,820
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RESERVES

RESERVES - SCHEDULE B	10,588	10,588	10,555
TOTAL EXPENSES AND RESERVES	\$74,868	\$84,408	\$84,375

ASSESSMENTS

UNIT ASSESSMENT - ANNUAL	2021 Semi	2022 Semi	2022 Annual
MAINTENANCE	\$218.00	\$218.00	\$436.00
RESERVES	32.00	32.00	64.00
TOTAL	\$250.00	\$250.00	\$500.00

TOTAL UNITS
MAINTENANCE AND RESERVES PAID

170
2 TIMES PER YEAR



SCHEDULE B

**COUNTRY PLACE HOA
PROPOSED BUDGET FOR THE PERIOD
January 1, 2022 - December 31, 2022
DESIGNATED RESERVES**

PERCENT
FUNDING
100.00%

ACCT#	ASSET	1	2	3	4	5	6	7	8	9	10
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2021	ASSESSMENTS COLLECTED 2021	ESTIMATED EXPENDITURES 2021	ESTIMATED TRANSFERS 2021	ESTIMATED BALANCE 12/31/2021	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED
		3510	WALL/FENCE	7	2	26,500	19,500	8,501	0	0	28,001
3515	PRESERVE	5	1	18,000	11,825	2,087	2,500	0	11,412	6,588	6,588
3520	CONTINGENCY	1	1	27,600	27,600	0	0	0	27,600	0	0
3540	LAKE MAINTENANCE	1	1	30,000	30,000	0	5,467	0	24,533	5,467	5,467
3892	INTEREST				4,108	1,016	0	0	5,124	0	0
				102,100	88,924	10,588	7,967	0	96,669	10,555	11,305

Note 1: These reserves are computed using the straight line method.

Note 2: Estimated Life Expectancy, Estimated Remaining Life, and Estimated Replacement Cost are based on information secured from contractors and on information obtained from experience gained from similar replacements, these figures may be adjusted each year using current available data. The accuracy of and items required should be supported by an independent Reserve Study