



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

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING
Wednesday, January 26, 2022, 6:30 PM
VIA Zoom

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, Carol Wyatt-Evens and Kim Motycka joined via Zoom. Doug Miller and Annette Kirshner were absent.

Also in Attendance: Mary Shrewsbury representing Argus Property Management, Inc.

Proof of Notice: Notice was posted in accordance with Florida Statute 720 and the Association Governing Documents.

Approval of Prior Meeting Minutes: A motion made by Carol Wyatt-Evens, 2nd by Kim Motycka to approve the Minutes from October 27, 2021. Motion carried unanimously.

Treasurers Reports: Bill Martin gave the year end financials and said that 2021 ended better than expected.

Committee Reports:

- a. Aquatic: Bill Martin read Jim's report: large alligator spotted on lake 2. Sean Patton will be dealing with the torpedo grass issue in the next 2 weeks. Beneva Lake buffer was planted December 16th, 2021. The Board will evaluate on what has been done and meet with the committee to discuss on what else needs to be done. Kim asked that if all the planting were put in that were approved as this looks very scarce. Chris Mayer said Annie Schiller gave recommendations, but after further reviewing, she recommended not adding the approved plantings. Bill confirmed that they were only paid on the work that was completed.
- b. Architectural: several house paintings, small fence and a front door painting.
- c. Fining: The fining committee are prepping for an upcoming fining scheduled on Thursday, February 10th.
- d. Landscape: Chris Mayer said that a 3rd irrigation head has been added at the new planting area, running every other day in February, then in March every 3rd day, then relying on April rain. Bill asked that the area by the circle could use some attention and cleaned up.
- e. Newsletter: Bill reminded all, that anything that needs to be added, get it to Linda.
- f. Social: n/a
- g. Welcome: Marika is up the speed on welcoming new homeowners.



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Old Business:

- a. 3651 CPB: Bill asked the renter Derek who joined the call if any progress has been made. Derek responded that it has been difficult due to transatlantic communication from the landlord and Country Place standards. Renter Derek said after living there for 4 years, some progress has been done and is willing to continue to work on compliance with Country Place standards regarding the grass, tree stump and weeds and wants to be involved in the communication going forward.
- b. Beneva Lake Project: No new business.

New Business:

- a. Pressure Washing: Carol Wyatt- Evens made a motion to approve Ace Pressure Cleaning quote for \$1535 to clean the Beneva sidewalk and the Sawyer vinyl fence, 2nd by Kim Motycka. Motion carried unanimously. Kim noticed that new sidewalks were put in. Bill said that he requested this be done through the County.

Homeowner Comments:

Kim Motycka asked for an update on the two properties that are being built. Bill said that Lot #9 property has been sold.

Kim Motycka also asked about the truck at 3931, that is remaining to be parked in the driveway, Bill said this will be going in front of the next fining committee.

Next Board Meeting: Wednesday, February 23rd, 2022, 6:30 PM.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:07 PM



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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

<u>EXPENSES AND RESERVES</u>			
<u>GROUPS</u>			
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
<u>UTILITIES</u>			
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
<u>ADMINISTRATION</u>			
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
<u>RESERVES</u>			
RESERVES - SCHEDULE B	10,588	10,588	10,555
TOTAL EXPENSES AND RESERVES	\$74,868	\$84,408	\$84,375

ASSESSMENTS

<u>UNIT ASSESSMENT - ANNUAL</u>	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



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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	-1,501	-750
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