



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

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING
Wednesday, February 23, 2022, 6:30 PM

VIA Zoom

APPROVED MINUTES

Call Meeting to Order: The meeting was called to order at 6:38 PM by Bill Martin.

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

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

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

Approval of Prior Meeting Minutes: A motion made by Carol Wyatt-Evens, 2nd by Doug Miller to approve the Minutes from January 24, 2022. Motion carried unanimously.

Treasurers Reports: Doug Miller said through January, in operating \$140,480, Reserves \$95,181. Total \$235, 661, overall way under. He asked about contingencies which Mary Shrewsbury said she will reach out to Theresa to resolve.

Officer Reports Carol Wyatt-Evens mentioned that the homes on the Talkie lots are coming along nicely. Bill said, both houses have been sold and should be completed by April.

Bill mentioned that he and Mary did an inspection in the AM. Overall everything looks good, there are some outstanding issues with homeowner is not putting their garbage bins away, but overall, everything is in good shape. He also mentioned that because of the frost earlier in the month there seems to be a lot of brown grass which Carol Wyatt-Evens mention that this time of the year the grass should be dormant.

Bill Martin welcomed new homeowners Mark and Ellen Tishman from 3605.

Committee Reports:

- a. Aquatic: Bill Martin reported on Jim's behalf. Both Jim & Sean Patton continue to deal with torpedo grass issue.
- b. Architectural: Two new pools with lanai's have been approved.
- c. Fining: The fining committee met on February 10th. (The minutes are attached).
- d. Landscape: Chris Mayer said, the crew will be working at the front lake to clear out the brush from the west end to the wall and around the corner. Irrigation (Mikey) adjusted the time, and the islands are fully functional.
- e. Newsletter: Bill reminded all, that anything that needs to be added, get it to Linda.
- f. Social: Jennifer Bash sent a message that the community garage sale will take place April 2nd, along with a neighborhood get together for March or April.
- g. Welcome: Marika Brenneman will meet up with new owners at 3605.



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

Old Business:

- a. 3651 CPB: Mary Shrewsbury reminded homeowners that the renter Derek was on the zoom call for the January Board Meeting and promised to communicate and to work with the board on resolving landscaping issues. As of now there has not been any progress made and a violation letter will be mailed out. Bill asked that Mary add Derrick to all the email chains that go back and forth to Marissa Lincoln.
- b. Beneva Lake Project: No new business.

New Business:

- a. Fining of 3931: Bill said there has been a pickup truck parked in a driveway since October 2021. We have sent numerous letters to let them know they're in violation of the Governing Documents. The Fining Committee met on February 10th, which the owner Laura Schneider choose not to attend.
Carol also reminded the Board that this unit owner knew they were in violation when they sold their truck that did not fit in the garage, then bought a truck that did fit in the garage, but only parked it in the driveway then sold that truck and bought a bigger truck that still didn't fit in the garage.
After a lengthy discussion, Carol Wyatt-Evans made a motion to fine Laura Schneider \$2,500 immediately, sent in a certified letter, and to move the truck within 10 days. If the truck has not moved after the 10 days, the fine will go to \$5,000 along with a lien on the house, 2nd by Kim Motycka. Motion carried unanimously. Kim Motycka asked that all fining processes stay consistent.

Homeowner Comments: Mark Tishman asked Mary, if the owner at 3931 knows that filing fees and attorney fees will be included in that fine, to which Bill said please add that in the letter. Peg asked if we were well funded for the preserves. After removing the invasive trees from her property, they have started to regrow and started to re-populate the area again. Carol said once you cut down a tree, you need to treat the trunk immediately to avoid regrowth. Bill said he will reach out to the tree company.

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

Adjournment: With no further business to discuss, the meeting was adjourned at 7:17 PM.



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

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.
Fining Committee Hearing Minutes
February 10, 2022
Zoom.com

CALL TO ORDER: The hearing was called to order by Chairman Dean Brenneman at 7:05 pm.

DETERMINATION OF QUORUM: A quorum was established with Fining Chair, Dean Brenneman, Andrew Hereth, and Jonathan Stevenson.

Also present was Mary Shrewsbury, LCAM, representing Argus Property Management.

SUBJECT OF HEARING: Laura Schneider, owner of 3931 Country View Ln. The Board has proposed a fine of \$100 per day, regarding a truck that is parked outside of their garage.

In mid-October the Board President, Bill Martin spoke with the owner at 3931 Country View Ln. regarding the truck that was parked outside of their garage. Bill Martin verbally gave a **1st friendly notice** that the Governing Document state that all trucks need to be parked inside the garage. He gave them a **45-day notice** to correct the problem.

A 2nd verbal notice was given at the end of November after the 45 days were given to correct the problem, to which the homeowner asked Bill Martin for an extension, due to some personal issues that were going on, to which Bill Martin agreed to accommodate and allowing them through the end of December and that fining would start January 1st if not corrected.

On January 2nd, 2022, Argus Property Manager, Mary Shrewsbury, sent a **3rd notice, (1st letter)** to the homeowner, stating that the truck was in violation and needed to be removed immediately to avoid further consequences.

On January 4th, 2022, Argus Property Manager, Mary Shrewsbury, sent a **4th notice, (2nd letter)** to the homeowner, stating that the truck was in violation and needed to be removed immediately to avoid further consequences.

On January 7th, 2022, Argus Property Manager, Mary Shrewsbury, sent a **5th notice, (3rd letter)** to the homeowner, stating that the truck was in violation and needed to take immediate action to avoid further consequences.

On January 10th, 2022, Argus Property Manager, Mary Shrewsbury, **sent a 6th notice, (4th and final letter)** to the homeowner, stating that the truck was still in violation and immediate action was needed to be taken, to avoid being fined \$100 a day up to \$5,000. **ARTICLE IX- USE RESTRICTIONS 9.05 states** *"No trucks, pick-up trucks, tractors, service vehicles, work vans, commercial vehicles, or trailers, other than those present on business, may be parked in the Subdivision unless inside a garage and concealed from public view"*.

The Homeowner also received notification on February 3rd, that a Fining Meeting was scheduled via Zoom on Thursday, February 10th at 7 PM, to which she did not attend.

At the February 10th Fining Committee, after much discussion, the Fining Committee unanimously agreed to fine the homeowner, starting from January 2nd 2022, and to file a lien if not collected within 30 days. **Motion carried unanimously.**

Also noted, if the Owner continues to not address the violation thirty (30) days after the Fining Committee hearing or before the next Board meeting, whichever comes first, the Board may levy a fine again.

ADJOURNMENT: The hearing adjourned at 7:49 pm.

Respectfully submitted,
Mary Shrewsbury, LCAM,
Community Association Manager

2477 Stickney Point Road Suite 118-A Sarasota, FL 34231
Phone (941) 927-6464 Fax (941) 927-6767