

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING

Wednesday, May 25, 2022, 6:30 PM

Argus Conference Room 209B

APPROVED MINUTES

1. Call Meeting to Order: The meeting was called to order at 6:34 PM by Bill Martin.
2. Proof of Notice: Notice was posted in accordance with Florida Statute 720 and the Association Governing Documents.
3. Determination of a Quorum: A Quorum was established with the following Directors: Carol Wyatt-Evens, Annette Kirshner, Bill Martin, Doug Miller, and Kim Motycka.
4. Also in Attendance: Mary Shrewsbury representing Argus Property Management, Inc.
5. Approval of Prior Meeting Minutes: A motion made by Doug Miller, 2nd by Carol Wyatt-Evens to approve the Minutes from March 23rd, 2022. *Motion carried unanimously.*
6. Treasurers Reports: Doug Miller read YTD financials through April. In Operating \$137,374.62, Reserves \$96,294.74. Total \$233, 669.39. He also read an article how to prevent fraud. Doug asked the Board to make sure to read the financial monthly statements and to read by the check number in numerical order to watch for any suspicious activity.
7. Officer Reports: Bill Martin mentioned several cars have been parked in the street. Carol Wyatt-Evens requested that the entire Board receives a copy of the violation letters that go out, so no one on the Board is blindsided when approached.
8. Committee Reports:
 - a. Aquatic: Jim Butterworth asked the Board for \$400 to add additional shore plants. (See attachment)
 - b. Architectural: Bill stated that there have been 3 new roofs, 2 house paints and 2 pools.
 - c. Fining: Working on a continuing street parking violation.
 - d. Landscape: Bill read Chris's to-do-list: Refresh & replant at the back entrance of CVD island, mulch all islands and lake areas, repair north end of Beneva Rd plantings under fallen tree, clear out the area behind Beneva Rd wall after fallen tree has been removed, continue to clear out the area at Beneva Lake, transplant hibiscus bush from Beneva wall area to Beneva Lake area.
 - e. Newsletter: Bill reminded all, that anything that needs to be added, get it to Linda.
 - f. Social: n/a
 - g. Welcome: n/a
9. New Business
 - a. Community Lawns: Bill stated there are significant number of lawns in bad shape that currently do not have an irrigation system. The Governing Docs state under 8.07.2: *Each Lot shall install and maintain an underground irrigation system capable of watering regularly and sufficiently all lawn and plant areas of the*



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lot. The plan for the irrigation system and specifications for the irrigation equipment, including any material modifications thereto shall be approved as required in Article VIII.

The board agreed that adding this notification into the next several newsletters to create awareness, where it states what the Documents read. Carol said April & May are the worst months, the lawns go dormant, during that time homeowners need to have irrigation to maintain the grass.

10. Old Business

a. 3651 CPB Status: Annette Kirshner stated that Chris Mayor did a wonderful job with the lawn clean up overhaul. The homeowner allowed the Landscape Committee to spend up to \$2000 to replace and cleanup her lawn. The homeowner has also allowed the Landscape Committee to spend an additional \$850 to completely fix the irrigation system. Annette Kirshner was approached by the homeowner of 3651 and asked if she would be her listing agent to sell her home. The Board has agreed to drop all outstanding violations and allow Annette to continue with the listing of this house and to collect the \$2850 at closing from the estoppel.

b. Van Discussion: Tabled until Dean Breneman can attend to comment. (He left earlier).

11. Owner Comments: Homeowner comments were made regarding a sheet hanging over a bush, school busses and a Buick Riviera that speed through the community. An ARC form was requested. Also, a request was made to add several dog stations throughout the community.

12. Next Board Meeting: Wednesday, June 22nd at 6:30 PM.

13. Adjournment: The meeting was adjourned at 8:30 PM.



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Aquatic Report: Submitted by Jim Butterworth
Country Place HOA board in May.

According to our environmental consultant, Sean Patton, the Beneva Lake is in now in "maintenance phase" with excellent growth in the shoreline plantings and an abundance of fish, turtles, ducks, and other waterfowl.

The herbicide Florikan was applied to Beneva Lake in May by Superior Waterways to control the invasive weed hydrilla. There is currently a buildup of algae in Lake 2 as there is every spring before the rainy season due to the warmth of the shallow water. Superior Waterways continues to treat this and expecting things to improve rapidly as the rains come.

Sean Patton proposes to do "spot replanting" in the shore areas in both lakes where the initial plantings did not take. He proposes to plant a total of about 150 plants in areas of need around each lake. This would take place in mid-June and cost approximately \$450.

Jim