

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING

Wednesday, July 28, 2022, 6:30 PM

Argus Conference Room 209B

APPROVED MINUTES

1. Call Meeting to Order: The meeting was called to order at 6:30 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 May 25th 2022. *Motion carried unanimously.*
6. Treasurers Reports: Doug Miller read YTD financials through June. In Operating \$137,293, Reserves \$96,346. Total \$233,639.
7. Officer Reports: Annette Kirshner presented brochures to the Board to discuss having poop stations set up in the Community. (See attachment)
President Bill Martin stated in general, things have been pretty good. There are a few issues in the neighborhood, one of the big ones that needs to be addressed are, a lot of lawns are in atrocious shape for various reasons, chinch bugs, and several yards do not have functioning irrigation. The documents state that all yards must have functioning irrigation. The board needs to decide whether or not to follow the governing documents. The other issue is the legal cost of roughly \$5000, due to being drawn into a legal issue with one of the homeowners.
8. Committee Reports:
 - a. Aquatic: n/a
 - b. Architectural: Bill stated that there 2 house paints, and 1 landscape request.
 - c. Fining: A hearing meeting has been scheduled for Friday, August 12 for two homeowners.
 - d. Landscape: n/a
 - e. Newsletter: Any newsletter information needs to be submitted to Linda no later than Saturday. Bill asked Annette to write up a story about the recent lake activity. Doug Miller said for non-emergency issues, call 611.
 - f. Social: Jennifer Bash is planning a Halloween Contest.
 - g. Welcome: n/a



ARGUS PROPERTY MANAGEMENT, INC.
2477 Stickney Point Rd. Suite 118-A Sarasota, FL 34231
(941) 927-6464 Phone (941) 927-6767 fax

9. New Business

a. Preserve Maintenance behind 3642 CPB. (Request attached)

Bill Martin stated that each property will be dealt with on a case-by-case situation. The Board agreed to attend to 3642 to add a buffer that he is requesting and leave the preserves alone.

b. Beneva Lake: Bill asked that everyone be sensitive to the lakes and report any suspicious activity.

c. Fining for 3627 CPB and 3927 CVL: Mary Shrewsbury said a hearing was scheduled for both homeowners that have received multiple violation letters. Carol Wyatt-Evens made a motion to fine both homeowners starting on July 29th, \$100 per day up to \$5,000 2nd by Doug Miller. *Motion carried unanimously.*

10. Old Business

a. 3651 CPB Status: Annette Kirshner stated after listing the property on the market on 7.6.22 no solid offers have come in at this point.

11. Owner Comments:

Homeowner at 3927 CVL stated that they are willing to work with the Board to correct the violation. Homeowner Donald Smith said that neighbors should help neighbors. Kim Motycka stated that the Board has helped multiple homeowners many times as neighbors.

Carol Wyatt-Evens asked what the exterior fence regulations are. Bill stated that you can replace a 6' fence with a 6' fence, but a new fence must be 4' max.

12. Next Board Meeting: Wednesday, August 25th at 6:30 PM.

13. Adjournment: The meeting was adjourned at 7:48 PM.



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Country Place HOA

Proposal Date: July 28th, 2022

Prices not guaranteed until service agreement is signed



Pet Waste Health and Environmental Impact

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's pet waste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

Site Survey

Findings

The Country Place HOA has 170 homes. We recommend starting with 3 Commander Pet Waste Stations with Roll Bag Dispensers.

Scope of Work

DoodyCalls would be responsible for servicing (3) pet waste stations on a weekly basis.

Services Overview

Pet Waste Station Service

DoodyCalls pet waste station service includes:

1. Removing the existing waste can liner and replacing it with a new liner.
2. Restocking the litter bag dispenser as needed – bags are paid for as they are used.
3. Inspecting the station for functionality and defects that may cause a service, aesthetic, or safety concern to the community.
4. Communicating any issues to the community manager.
5. Removing waste left on the ground within a 6-foot radius of the pet waste station.
6. All waste and trash collected will be placed in the community's waste area or can be removed and disposed of according to state and local codes and guidelines at an additional cost.

Equipment:	Cost	QTY		Total
Commander Pet Waste Station	\$279.00	3		\$837.00
Roll Bags (case of 10)	\$68.00	1		\$68.00
			Equipment Sub Total:	\$905.00
			Tax	\$63.35
			Equipment Total:	\$968.35
Services:	Cost	QTY	Times Per Week	Weekly Total
Pet Waste Station Service	\$12.00	3	1	\$36.00
			Weekly Service Total:	\$36.00



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July 7, 2022

Country Place HOA
Board of Directors

RE: Preserve Maintenance behind 3642 Country Place Blvd

This letter is to request the following:

1. Removal of Bishopwood Trees located inside the Preserve area behind our property.
2. HOA BOD to consider a study to determine health of Preserves and impact of invasive species.

We purchased our home on October 2017. A couple of months after that we installed a new fence, and cut back some branches of trees intruding from the Preserve area into our property. This was done after approval from an hoa rep that viewed the area.

In 2018, 2019, and 2020, we again had to cut back some branches hanging over into our property. In addition, we cut weeds going under and through the fence. This has been an every six month to a yearly maintenance for us.

Last year in 2021, Mr. Martin from the HOA came over to look at the problem. He stated that HOA would cut back the trees but would not remove them. He stated that there is no buffer that the HOA keeps between the preserve and a neighboring property. Mr. Martin hired a tree company to remove lower branches up to ten feet high, while some higher branches were still hanging over our property.

In March 2022, I contacted Ms Andrea Lipstein, she is with Environmental Compliance at Sarasota County. Ms Lipstein visited our property and identified the trees as Bishopwood, which are an invasive species.

A simple google search found that this tree is a category one invasive species due to its ability to invade and displace native plants. The reproduction is quick and extensive, you just have to visit my property for proof. These trees are growing over, through and under our fence. I believe in the past that this HOA has maintained the Preserves area as not to intrude into neighboring properties. In fact, the CC&Rs require the HOA to maintain the Preserve. Bishopwood is an invasive species that will destroy the preserve and needs to be kept in control. The new Sarasota County Preserve regulations enacted in 2004 would require these trees to be removed. But sadly, Country Place still operates under the old rules and is not bound by the new ones.

This problem only exists now, and will get much worse in the future, if we continue to ignore it. I am requesting that these trees be removed due to intrusion into our property. In addition, this HOA should conduct a study to understand the impact of invasive species on our Preserve. To do nothing is a violation of the HOA responsibilities under the CCRs. You can reach me at 941-350-4433 with any questions.

Sincerely,

Jose Lopez
3642 Country Place Blvd