

THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.

BOARD OF DIRECTORS MEETING

November Friday 4th, 2022, 1:00 PM

Argus Conference Room 209B

MINUTES

1. Call Meeting to Order: The meeting was called to order at 1:00 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: Justin Gonzalez representing Argus Property Management, Inc.
5. Approval of Prior Meeting Minutes: Tabled.
6. Officer Reports: Kim reviewed parking complaints as it relates to violations.
7. Committee Reports: All reports were tabled.
8. New Business
 - a. 2023 Budget Review:

Doug stated the Association fees are not changing for 2023. Doug mentioned the Board has reduced the reserves for 2023 as they are become adequate for many items. The Board reviewed the budget further for lines items such as insurance and landscaping. *A motion was made by Doug Miller to approve the 2023 operating and reserve budget. This motion was seconded by Carol Wyatt-Evens. Motion carried.*
9. Owner Comments:

An owner inquired about new landscaping that is needed in the common areas. An owner inquired about power washing needs for driveways and curbs. This will be reviewed further.
10. Adjournment: The meeting was adjourned at 1:30 PM.