

**THE HOMEOWNERS' ASSOCIATION OF COUNTRY PLACE, INC.**  
**Board of Directors Meeting Minutes**  
**January 26, 2023**

**CALL TO ORDER:** The meeting was called to order by President Bill Martin at 6:33 pm at Argus Property Management, 2477 Stickney Point Rd, Sarasota FL.

**DETERMINATION OF QUORUM AND CONFIRMATION OF PROPER MEETING NOTICE:** Present were President Bill Martin, Secretary Kim Motycka, and Treasurer Doug Miller. Vice President Annette Kirshner was absent. A quorum was established. Also present was Linda Chapman, LCAM, CMCA®, representing Argus Property Management. The meeting notice was posted in accordance with the Florida Statutes.

**APPROVAL OF PREVIOUS MINUTES:**

- A ***motion*** was made by Doug Miller, seconded by Kim Motycka, to approve the minutes of the August 25, 2022 Board meeting. ***The motion passed unanimously.***
- A ***motion*** was made by Kim Motycka, seconded by Doug Miller, to approve the minutes of the November 4, 2022 Board meeting. ***The motion passed unanimously.***
- A ***motion*** was made by Doug Miller, seconded by Kim Motycka, to approve the minutes of the November 21, 2022 Organizational Board meeting. ***The motion passed unanimously.***

**APPOINT NEW BOARD MEMBER:** Carol Wyatt-Evens resigned from the Board, effective November 27, 2022 because she sold her home and is moving out of state.

- A ***motion*** was made by Doug Miller, seconded by Kim Motycka, to accept Carol Wyatt-Evens' resignation from the Board. ***The motion passed unanimously.***
- A ***motion*** was made by Doug Miller, seconded by Kim Motycka, to appoint Jeff Mason to the Board to complete Carol Wyatt-Evens' term. ***The motion passed unanimously.***

**OFFICER REPORTS:** Doug Miller reported on the 2022 year-end Financials.

**COMMITTEE REPORTS:**

**Architectural Review:** The committee approved requests for landscaping, solar panels and new windows and doors.

**Landscape:** Chris Mayer reported that she has been trimming and mulching the islands.

**Social:** Jennifer Bash reported that the committee is planning a garage sale in April and a Spring Social.

**NEW BUSINESS:**

**Compliance issue-3946 Country View Drive:** The owner has received three violation notices for parking his pick-up truck in his driveway and is still not in compliance with the deed restrictions.

- A ***motion*** was made by Kim Motycka, seconded by Jeff Mason, to fine the owner of 3946 Country View Drive \$100 per day for noncompliance with Article 9.05 of the Country Place Declaration of Restrictions. ***The motion passed unanimously.***

**HOMEOWNER COMMENTS:** Homeowners were given the opportunity to make comments.

**ADJOURNMENT:** There being no further business, the meeting adjourned at 7:21 pm.

Respectfully submitted,  
Linda Chapman, LCAM, CMCA ®  
Community Association Manager