

Country Place Homeowners Association

NOTICE IS HEREBY GIVEN that the monthly Board of Directors meeting for Country Place Homeowners Association, Inc. will be held at the date, time and place posted below:

DATE: Wednesday June 28th, 2023
TIME: 6:00 PM
PLACE: Gulf Gate Public Library
7112 Curtiss Ave, Sarasota, FL 34231

BOARD OF DIRECTORS MEETING AGENDA

A regular meeting of the Board of Directors of the Country Place Homeowners Association, Inc. was held on Wednesday, June 27th, 2023, 6:00pm: at the Gulf Gate Library.

Call to Order: The meeting was called to order by President, Bill Martin at 6:00 PM.

Determination of a quorum: A quorum was established with the following Board members in attendance. Bill Martin, Doug Miller, Jeff Mason, **Annette Kirshner**, & Kim **Motycka**.

Proof of Notice of Meeting: Notice was posted in accordance with FL ST 720 and the **association's** governing documents.

Minutes: MOTION was made by Kim and seconded by Bill to approve the February 23,2023 meeting minutes as presented. All in Favor. MOTION PASSES unanimously.

Reports:

President's Report: Bill Martin gave an extensive report on community updates and planning. Bill introduced Lauren from the new management company and outlined reasoning for making a change to Sunstate management. Bill reported on the transition process to Sunstate management.

Treasurer's Report: As attached to these corporate records, Doug reported on the current financials. **Doug reported on the transition to Sunstate management and how instrumental Bill and Jeff's** Involvement has been. Doug reported that he is working on getting a CD with a better rate.

Lawn of the month: Annette Reported the Yard of the Month for July and August.
CONGRATULATIONS!!!

July: 3928 Country View Drive
August: 4010 Country View Drive

Management Report: Lauren Introduced herself from Sunstate Management. Lauren reported that the transition is going well, and Sunstate is working on getting all your information transferred over and into our system. Lauren reported that in the meantime to pay dues you can continue to send to your current bank with your current account number. The bank will work with Sunstate to make the proper transfers.

Lauren gave a detailed report on how compliance is done with Sunstate Management and gave copies of what the reporting will look like for the board of directors.

Country Place Homeowners Association

Unfinished Business: NONE

New Business:

Appointments and Resignations: A MOTION was made by Doug and Seconded by Bill to appoint all current volunteers to their current committees. A list of committees and volunteers is attached to this corporate record. All in Favor. MOTION PASSES unanimously.

ARC Approvals: NONE

Compliance: NONE Lauren detailed the compliance process and what to expect with Sunstate.

Approval of a Community Credit Card: A MOTION was made by Doug and seconded by Jeff to approve a credit card in the name of the association with a spending limit of \$1000. Discussion was had by the board on association items that this will be used for and the process to ensure security of the transactions made on the card. ALL in Favor, MOTION PASSES unanimously.

Board Resolution for approval: A MOTION was made by Kim, seconded by Jeff to approve the Board Resolution as written below. All in Favor. MOTION PASSES unanimously.

"Payment of any and all fines, assessments, and other monetary obligations (herein collectively **“monetary obligations”**) **due to the Association is required to be by money order, cashier’s check, personal check, or cash.** **“Cash” as used in this paragraph means** bills in denominations of \$20 or larger, unless a smaller bill is required to pay an amount (for example, two \$20 bills and one \$10 bill would be acceptable to pay a monetary obligation of \$50) and only refers to United States paper currency and not to money from other countries, cryptocurrency, gift cards, or coupons. In no instance will coins in a total amount of more than one dollar be accepted for payment of any monetary obligation, and any coins utilized must be United States coins. All payments must be made payable to the association and delivered to the party indicated on the statement received by the homeowner."

Owner comments: Discussion was had on landscaping items.

Next Regular Board meeting – July 26th, 2023 6:00pm at the Gulf Gate Library

Adjournment: There being no further business to discuss, Doug made a MOTION to adjourn at 7:30pm.

*Respectfully submitted for the Board of Directors Country Place Homeowners Association
By Sunstate Management*