

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 July 26th, 2023
TIME: 6:00 PM
PLACE: Gulf Gate Public Library
7112 Curtiss Ave, Sarasota, FL 34231

BOARD OF DIRECTORS MEETING MINUTES

A regular meeting of the Board of Directors of the Country Place Homeowners Association, Inc. was held on Wednesday, July 26th, 2023, 6:00pm: at the Gulf Gate Library.

Call to Order: The meeting was called to order by President, Bill Martin at 6:03PM PM.

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

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 Jeff and seconded by Bill to approve the meeting minutes from the June 27th meeting as presented. All in Favor. MOTION PASSES unanimously.

Reports:

President's Report: Bill Martin gave an extensive report on community updates and planning.

Treasurer's Report: In Doug's absence, Bill reported on the current financials. Bill reported on the transition to Sunstate management and extensive discussion was had about accounts receivables.

Management Report: Lauren reported that the transition is going well and we are on track to be through the changeover by September. Lauren discussed Accounts receivables with the board and accounts payable processes. The accounting team is working on everything that is pass due for July and Statements and NOLAs have been sent for anything passed due from January dues.

Unfinished Business: NONE

New Business:

Appointments and Resignations: NONE

ARC Approvals: A MOTION was made by Jeff and seconded by Bill to ratify the approval of the approved ARC request as submitted for the month of July. All in favor. MOTION PASSES unanimously.

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Compliance: Lauren detailed the compliance process and what to expect with Sunstate. A mock run was completed in July showing the board the types of violations that would be identified. A role out plan for compliance was presented and Compliance letters are scheduled to start going out with the September run. Extensive discussion was had by the board on how to approach rolling out compliance.

Website: Discussion was had by the board as to what to do about the website. Currently there is not Country Place website. Sunstate does not currently use a portal system but is looking at making a change to incorporate a portal for residents. If Country Place would like a website of their own, Sunstate works with a web designer that charges \$300 for the initial set up and \$100 a month. The board is still considering options.

Owner comments: NONE

Next Regular Board meeting – August 23rd, 2023 6:00pm at the Gulf Gate Library

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

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