

# **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, 26th, June 2024  
**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, June 26th, 2024, 6:00pm: at the Gulf Gate Library.

**Call to Order:** The meeting was called to order by Vice President, Annette Kirshner at 6:08PM.

**Determination of a quorum:** A quorum was established with the following Board members in attendance.

**President:** Bill Martin (Absent)  
**Vice President:** Annette Kirshner  
**Treasurer:** Jeff Mason  
**Secretary:** Doug Miller  
**Director:** Kim Motycka (Absent)

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

**Minutes:** A **MOTION** was made by Annette and seconded by Jeff to approve the previous meeting minutes from April as presented. **All in favor. MOTION PASSES** unanimously.

### **Reports:**

**President's Report:** Bill Martin reported on open items of the association.

**Vice President Report:** 3895 Countryside Road received yard of the month for July. Congratulations! Thank you for all you do to keep Country Place a beautiful place to live.

**Treasurer's Report:** Jeff gave a detailed report on current financials as attached to this corporate record.

**Management Report:** Lauren gave a report on the New Client Portal and features that will be added to the portal.

**Unfinished Business: NONE**

**New Business:**

**Appointments: NONE**

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**HB1203 Communication to members.** Discussion was had by the board of directors and the request was made by Jeff that the board send out a communication. Jeff agreed to draft the communication with Bill and Lauren will eblast to the community the communication.

**HB1203 Summary of Regulation and Country Place Evaluation of Compliance.** Jeff gave a detailed summary to the legislative changes that pertain to the community and went through the summary provided. Discussion was had by the board to pursue document updates that will bring the covenants in line with the current statute.

**Compliance:** Fine Reversal for 3946 A **MOTION** was made by Jeff and seconded by Doug to suspend the fine previously imposed on the violation for Pick Up truck Parking due to the change in legislation. All in favor. **MOTION PASSES** unanimously.

**ARC Approvals:**

**3603 and 3605 Country Place Blvd:** Fence Variance. A **MOTION** was made by Doug and seconded by Jeff to approve the Variance as submitted for the fence that runs between 3603 and 3605 as presented. All in favor. **MOTION PASSES** unanimously.

**Grounds:** NONE

**Owner comments:** Comments were taken by the board of directors regarding association business.

**Next Regular Board meeting** – July 24th, 2024, 6:00pm at the Gulf Gate Library

**Adjournment:** There being no further business to discuss, Doug made a **MOTION** to adjourn at 7:11pm.

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