

The Homeowner's Association of Country Place, Inc.

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 January 22nd, 2025
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, January 22nd, 2025, 6:00pm: at the Gulf Gate Library.

Call to Order: The meeting was called to order by Jeff Mason at 6:05pm.

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

Jeff Mason, President
Annett Kirschner, Vice President
Bill Martin, Treasurer (absent)
Doug Miller, Secretary (absent)
Louis Schwartz, Director

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 Louis and seconded by Annette to approve the November Board Meeting Minutes, 2024 meeting minutes as presented. All in Favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Annette and seconded by Louis to approve the November Organizational Board, 2024 meeting minutes as presented. All in Favor. **MOTION PASSES** unanimously.

Reports:

President's Report: Jeff gave a detailed report on ongoing association business to include Banking changes to Truist to integrate with the Portal, the status of the community fence repair and signage repair and the status of the light that is out at the entrance.

Treasurer's report: Bill was absent from the meeting. Jeff gave a detailed report on the year end financials as attached to this corporate record.

Vice President Report:

Lawn of the month: Annette reported that the Lawn of the Month for February was CONGRATULATIONS to the proud homeowners at 3974 Country View Drive for February Yard of the

The Homeowner's Association of Country Place, Inc.

Month! Congratulations to the proud homeowners and thank you for making Country Place a beautiful place to live.

Management Report: Lauren gave a report that coupon booklets were sent out that has the 2 coupons for your payments. If you sign up for automatic withdrawal with the bank, you will not receive a coupon book for future payments. If you did not receive a coupon book, please email info@sunstatemanagement.com. You can also make your payments on the owner portal. If you need your login information, please email info@sunstatemanagement.com.

Unfinished Business: NONE

New Business:

Appointments and Resignations:

Committee Appointments: A **MOTION** was made by Louis and seconded by Annette to appoint the 2025 Committees as filed on this corporate record. All in Favor. The **MOTION PASSES** unanimously.

Aquatics Committee
Hearing Panel

ARC Approvals: NONE

Compliance:

1. **3748 Countryside Rd – A MOTION** was made by Jeff and seconded by Annette to impose a fine of \$100 per day not to exceed the aggregate outlined in the Association documents. All in favor. **MOTION PASSES** unanimously.
2. **3916 Country View Cir – A MOTION** was made by Annette and seconded by Louis to impose a fine of \$100 per day not to exceed the aggregate outlined in the Association documents. All in favor. **MOTION PASSES** unanimously.

Policy approvals: A **MOTION** was made by Louis and seconded by Annette to approve the payment policy below for 2025. All in favor. **MOTION PASSES** unanimously.

Association Payment Policy:

"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."

The Homeowner's Association of Country Place, Inc.

Owner comments: Comments from members of the association were taken by the Board of Directors.

Next Regular Board meeting – February 26th, 2025, 6:00pm at the Gulf Gate Library

Adjournment: There being no further business to discuss, Louis made a **MOTION** to adjourn at 7:30pm. The motion was seconded by Annette. All in favor. **MOTION PASSES** unanimously.

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