

# 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 March 26th, 2025  
**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, March 26th, 2025, 6:00pm at the Gulf Gate Library.

**Call to Order:** The meeting was called to order by board president Jeff Mason.

**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  
Doug Miller, Secretary  
Louis Schwartz, Director

**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 Bill and seconded by Louis to approve the February 2025 meeting minutes as presented. All in Favor. **MOTION PASSES unanimously.**

### **Reports:**

**President's Report:** Jeff gave a detailed report on on-going business of the association to include a status of the street signs that are down in the community. These have been reported to the county but there is a backlog in addressing signs due to the hurricane.

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

A **MOTION** was made by Jeff and seconded Louise to increase the allowance of monthly spending for the Landscape Committee to \$5,000 per month. All in favor. **MOTION PASSES** unanimously.

**Lawn of the month:** Annette reported that the Lawn of the Month for April is 3929 Country View Lane. CONGRATULATIONS to the proud homeowners at 3929 Country View Lane for April Yard of the Month for April Yard of the Month! Congratulations to the proud homeowners and thank you for making Country Place a beautiful place to live.

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**Management Report:** Lauren gave a report that coupon booklets were sent out that have the 2 coupons for your payments. If you sign up for automatic withdrawal with the back, you will not receive a coupon book for future payments. If you did not receive a coupon book, please email [info@sunstatemanagement.com](mailto:info@sunstatemanagement.com). Lauren reported on accounts receivable for the association. You can also make your payments on the owner portal. If you need your login information, please email [info@sunstatemanagement.com](mailto:info@sunstatemanagement.com). Lauren reported that there were 56 violations reported last month. A large number of those were addressed by owners and closed.

**Unfinished Business: NONE**

**New Business:**

**Appointments and Resignations:**

Doug made a **MOTION** to appoint Johnathan Stevenson and Peggy Guy as co-chairs to the Aquatics committee. **MOTION CARRIES** 4 voting in favor and one opposed.

**ARC Approvals:** Bill reported on ARC's that have been submitted for approval.

**Compliance:** The board reviewed the compliance report. There was extensive discussion by the Board of Directors on open violations and areas of concern for the neighborhood.

**Owner comments:** The Board of directors received comments from the residents of the association.

**Next Regular Board meeting** – April 23rd, 2025, 6:00pm at the Gulf Gate Library

**Adjournment:** There being no further business to discuss, Bill made a **MOTION** to adjourn at 7:40pm.

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