

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, April 23rd, 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, April 23rd, 2025, at 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 Annette to approve the March 2025 meeting minutes with the noted corrections. 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. Jeff also reported that work has been done on the Electrical. Bill and Jeff also reported on the Fence damage that has been replaced. There is one area that is remaining that the Board is currently working to repair.

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

Jeff reported that the credit card limit was increased per last month's meeting.

Lawn of the month: Annette reported that the Lawn of the Month for May is 3820 Countryside Lane. 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 bank, you will not receive a coupon book for future payments. If you did not receive a coupon book, please email 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. Lauren reported that there were 50 violations reported last month. A large number of those were addressed by owners and closed.

Unfinished Business: NONE

New Business:

Appointments and Resignations: NONE

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

Compliance:

3927 Country View Lane: A/c or Pool Equipment Fencing: Discussion was had by the board of directors on the Violation that exists. Due to the remedy that was done but not being remedied correctly it was recommended to send an additional letter indicating that the plants need to be taller, or an ARC approved fence needs to be added to the space.

3962 Country View Drive: Trim Palm Tree A MOTION was made by Annette and seconded by Louise imposes a fine of \$100 per day not to exceed the aggregate outlined in the Association documents. All in favor. **MOTION PASSES** unanimously.

3748 Countryside Rd – Landscaping needs care: A **MOTION** was made by Bill and seconded by Doug to monitor this home for an additional 60 days on this violation due to the owners actively working to repair and address the issue. All in favor. **MOTION PASSES** unanimously.

3733 Countryside Rd: Trash Containers visible: A MOTION was made by Doug 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.

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

Next Regular Board meeting – May 28th, 2025, 6:00pm at the Gulf Gate Library

Adjournment: There being no further business to discuss, Bill made a **MOTION** to adjourn at 7:21pm.

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