

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 June 25th, 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, June 25th, 2025, at 6:00pm at the Gulf Gate Library.

Call to Order: The meeting was called to order by Jeff Mason at 6:03pm.

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

Jeff Mason, President
Annett Kirschner, Vice President (absent)
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 April and May 2025 meeting minutes as presented. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff gave a detailed presentation on ongoing business of the Association to include an update on the signs that were replaced by the county and the status of the electrical repair that is affecting the lighting, irrigation and aerators in the pond.

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

Management Report: 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 43 violations that there were last month. A large number of those were addressed by owners and closed.

Unfinished Business: NONE

The Homeowner's Association of Country Place, Inc.

New Business:

Appointments and Resignations:

Welcoming Committee: A **MOTION** was made by Bill and seconded by Doug to appoint Louis and Jude Swartz to the welcoming committee. All in favor. **MOTION PASSES** unanimously.

ARC Approvals: NONE

Compliance:

3733 Countryside Rd – Vehicles Parking on Grass : A **MOTION** was made by Bill and seconded by Doug to impose a fine of \$100 per day not to exceed the aggregate outlined in the Association documents. All in favor. **MOTION PASSES** unanimously.

3733 Countryside Rd – Trash Containers: : A **MOTION** was made by Bill and seconded by Doug to impose a fine of \$100 per day not to exceed the aggregate outlined in the Association documents. All in favor. **MOTION PASSES** unanimously.

3921 Country View Dr – Dirty Roof : A **MOTION** was made by Doug 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.

3943 Country View Dr – Weeds in Beds: A **MOTION** was made by Doug and seconded by Louis to monitor this home and the weeds in the beds. The owner has actively been addressing landscaping. All in favor. **MOTION PASSES** unanimously.

3921 Country View Dr – Remove Hurricane Shutters: A **MOTION** was made by Doug and seconded by Louis to monitor this home until November and then re-evaluate the shutters. All in favor. **MOTION PASSES** unanimously.

4022 Country View Dr – Add Approved Mulch/Ground Cover: A **MOTION** was made by Doug and seconded by Louis to monitor this home for the mulch installation. The owner has actively been addressing landscaping. All in favor. **MOTION PASSES** unanimously.

Owner comments: Comments were taken by the board of directors from residents that were present.

Next Regular Board meeting – July 23rd, 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.

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