

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: July 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 July 23rd, 2025, at 6:00pm at the Gulf Gate Library.

Call to Order: The meeting was called to order by 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: A **MOTION** was made by Bill and seconded by Louis to approve the June meeting minutes as presented. All in Favor. **MOTION PASSES** unanimously.

Reports:

President's Report: Jeff gave a detailed president's report on open items in the association to include speeding concerns, parking concerns and electrical repairs.

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

Lawn of the month: Annette reported that the Lawn of the Month for August is 3820 Countryside Lane. Congratulations to the proud homeowners and thank you for making Country Place a beautiful place to live.

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 compliance for the month. A large number of those were addressed by owners and closed. Lauren also reported on the outcome of the hearing panel meeting.

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Unfinished Business: NONE

New Business:

Appointments and Resignations:

Hearing Panel: A **MOTION** was made by Annette and seconded by Doug to appoint Bill Kristal to the vacant seat on the hearing panel. All in favor. **MOTION PASSES** unanimously.

ARC Approvals: There has been one submission since the last meeting to paint. NO other approvals have been submitted.

Compliance:

3620 Country Place Ln – Landscaping Needs Care: This violation will continue to be monitored due to potential action that has been taken to remedy the situation.

3826 Countryside Ln – Dirty Exterior Walls: A **MOTION** was made by Bill 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.

3826 Countryside Ln - Landscaping Needs Care: This violation will continue to be monitored due to potential action that has been taken to remedy the situation.

3695 Country Place Blvd – Dirty Roof: A **MOTION** was made by Annette 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.

3911 Country View Cir – Remove debris from yard & entryway: This violation will continue to be monitored due to potential action that has been taken to remedy the situation.

Mailbox Covenant: Discussion was had by the board of Directors on the fact that the person who previously was making the mailboxes has decided to no longer make the mailboxes. Discussion was held by the board of Directors on options for how to proceed with Mailbox replacement. Information is continued to be gathered on options to address the mailbox.

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

Next Regular Board meeting – August 27th, 2025, 6:00pm at the Gulf Gate Library

Adjournment: There being no further business to discuss, Louis made a **MOTION** to adjourn at 7:25pm. The MOTION was seconded by Doug. All in favor. **MOTION PASSES** unanimously.

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