

# **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 August 27th, 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, August 27th, 2025, 6:00pm at the Gulf Gate Library.

**Call to Order:** The meeting was called to order by

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

Jeff Mason, President  
Annette Kirshner, 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 July 23,2025 meeting minutes as presented. All in Favor. **MOTION PASSES unanimously.**

### **Reports:**

**President's Report: Jeff Mason reported.** Most of the signage has been repaired. The outdated damaged signs will be updated and replaced by Sarasota County. Bill has been working on the power outage at Beneva. Bill described the process for restoring power to the area. Pond and drainage issues were discussed.

**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:** Communication with residents was discussed.

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## **Unfinished Business:**

**Welcome Committee:** Louis Schwartz reported: There were three homes welcomed to the community in the past month.

**Lawn of the month:** Annette Kirschner reported that the Lawn of the Month for August is 3688 Country Place Blvd. Congratulations to the proud homeowners and thank you for making Country Place a beautiful place to live.

**Mailboxes:** Jeff Mason Reported: There is a covenant that states the mailboxes shall be built out of wood. There is an owner that replaced their mailbox with plastic material. Jeff asked if this covenant should allow different material for the mailboxes. Annette discussed pricing and placing for the mailboxes.

A **MOTION** was made by Doug Miller and seconded by Annette Kirshner to keep with the original covenant language requiring wood mailboxes. **Motion failed 3-2 with Jeff Mason, Bill Martin and Louis Schwartz voting no.**

**Fences:** Jeff mason reported. The fences along Sawyer are not of the same type. There is a lack of clarity on what type of stain is required. Discussion followed regarding the fence staining.

A **MOTION** was mad by Bill Martin and seconded by to have the fence along Sawyer rd. be completely stained the standard color like on the south fence and require that all of the fences be the same stain color. There was no second the motion failed.

A **MOTION** was made by Annete Kirshner and seconded by Louis Schwarz to invite all of the owners to discuss the pricing with the Board. **Motion passed 4-1**

## **New Business:**

**Appointments and Resignations: None**

**ARC Approvals:** House paint and garage door replacement have been approved.

## **Compliance:**

### **3620 Country Place Lane – Landscaping – Plants/trees overgrown**

This was tabled for discussion at next month's meeting

**3733 Countryside Rd – Owners gave the Board an update on the condition of this home. The home does not keep to the standards of Country Place and the owners asked the Board to escalate measures to have the issues with the condition of the home and the actions of it owners.**

Jeff will contact the Associations Attorney to draft a letter to the Power of Attorney regarding the owners behavior.

**3826 Countryside Ln. – The compliance issue is dirty exterior wall. The issues are being corrected.**

## **Owner comments:**

**Next Regular Board meeting – September 24th, 2025, 6:00pm at the Gulf Gate Library**

**Adjournment:** There being no further business to discuss, Doug made a **MOTION** to adjourn at 7:52pm.

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