

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 September 24th, 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, September 24th, 2025, 6:00pm at the Gulf Gate Library.

Call to Order: The meeting was called to order by Jeff Mason at 6:00 p.m.

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 Doug and seconded by Bill to approve the August 27,2025 meeting minutes with correction. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported. Still working on lighting issue. The electrical power is not working. We have been having problems with the county approving the drilling under the road. Most of the signs have been replaced. The county ordered some more but they are on back order. All but 2 have been replaced. The fencing has all been repaired from the hurricane damage. Coming up for the annual meeting in November. Jeff has been putting in a monthly covenant reminder. The newsletter is being updated for the new people on the committee lists.

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record. Discussed that we will be working on the budget. The utilities will be having an increase.

Management Report: No report

Unfinished Business:

The Homeowner's Association of Country Place, Inc.

Fencing Covenant – All fences are put up for home that chose to have a higher privacy fence along Sawyer Rd. Looking for fencing covenant. We will be going through the boxes at Sunstate that is in storage to go through the documents. The covenant has the type of fencing and the stain that goes on the fence. The association is trying to achieve a uniform color of stain on the fencing.

Annett proposed that the Arc Committee come up with the brand, color, and type of stain for the fencing. This will be discussed further at next meeting.

New Business:

Appointments and Resignations:

Debbie Gardner would like to be on the Fining Committee. Bill Martin made a motion to appoint Debbie Gardner to the fining committee, Annette Kirshner seconded. Motion carried unanimously.

ARC Approvals: None

Compliance:

3927 Country View Lane – A/C or Pool Enclosure

A motion was made by Bill Martin and seconded by Doug Miller to send to fining. Motion carried unanimously.

3826 Countryside Lane – Landscaping Needs Care – A motion was made to table this and give them another month made by Annette Kirshner and seconded by Bill Miller. Motion carried unanimously.

3733 Countryside Rd. – Home Exterior – Remove Debris – A motion was made by Bill Martin and seconded by Annette Kirshner to send to fining. Motion carried unanimously.

3620 Country Place LN – Landscaping – Plants/Trees Overgrown - Table this until next meeting

Board Legal Update Course: This is tabled

Owner comments:

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

Adjournment: There being no further business to discuss, Annette Kirshner made a MOTION seconded by Lou Schwartz to adjourn at 7:40pm. Motion carried unanimously.

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