

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 October 22nd, 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, October 22nd, 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

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 September 24th, 2025 meeting minutes with correction. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported. Currently we working on fencing issues, mailboxes, budget. Today is the budget meeting that we will approve the budget with a small increase to start building the reserves. The reserves are for to replace assets over a period. We are working on having a reserve study done. We don't have that many assets but some items we do have is some walls, perimeter fencing, 2 ponds, things of that nature. We need to know what the potential risk going forward for the upkeep of the assets. We are still working on the lighting issue with FPL. There has been \$27,000 budgeting for the directional boring for the under road electrical lines. Next month is the annual meeting

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record. Discussed raising the dues. They have not increased in 5 years. We have higher insurance costs, and higher electricity bills. Ther reserves have taken a beating in the last 2 years from the hurricanes.

Yard of the month: Annette reported that the Lawn of the Month for November is 3609 Country Place Blvd. Congratulations to the proud homeowners and thank you for making Country Place a beautiful place to live.

Real Estate Report: One new place for sale within the last 30 days is at 3819 Countryside Lane. It has been emptied for a while and has finally been put up for sale for \$599,999. There is house that just closed for \$575,000.

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Management Report: Gina gave compliance and A/R report

Unfinished Business:

Finalize Sawyer Road Fencing:

It has all been repaired from the hurricane damage. They are all the right type of fencing. The problem is that the staining is not matching. There has been discussion on the board choosing a color, whether it be chestnut or castle gray, or sending to arc to choose the stain. The secondary decisions were whether who would pay for the staining, the association or the homeowners.

Annette made a motion to table this and Bill seconded. Motion carried unanimously.

All items voted on September 24th, 2025, meeting will be ratified:

Mailboxes – There was a motion at the September 24th meeting about whether mailboxes will be standard and could either be cedar or green treated and then publish the few gentlemen that will be able to build those. There wouldn't be the plastic version.

Bill made a motion to ratify mailbox vote, Annette seconded. Motion carried unanimously.

The numbers on the mailboxes are \$15 per set and is available at Florida Trophy.

Annette would like to make a change to the agenda to some standing agenda items, Real Estate report and Yard of the Month.

New Business:

Appointments and Resignations: None

ARC Approvals: None

Compliance:

3733 Countryside Lane – It was turned over to legal for mediation. The owners did not respond in time for the remediation. Our next step was litigation, the POA was notified and spoke with the attorney and some board members. They have been working to get some of the issues taken care of.

Annette Kirshner made a motion to hold off fining votes with the recent report from today's compliance, Bill seconded. Motion carried unanimously.

Jeff recommended closing 3620 Country Place Lane. Bill Martin made a motion to close 3620 Country Place Lane, Annette seconded. Motion carried unanimously.

Proposed budget Review and adoption:

Bill Martin made a motion to approve 2026 Budget, Annette Kirshner seconded. Motion carried unanimously.

Owner comments:

Next Regular Board meeting – November 12, 2025, 6:00pm at the Gulf Gate Library

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

Annette Kirshner made a motion to adjourn, Bill Martin seconded. Motion carried unanimously.

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