

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 January 28th, 2026
TIME: 6:00 PM
PLACE: Zoom only

BOARD OF DIRECTORS MEETING MINUTES

A regular meeting of the Board of Directors of the **Country Place Homeowners Association, Inc.** was held on Wednesday, January 28th, 2026, 6:00pm on Zoom.

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
Lou 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 Annette and seconded by Lou to approve the October 22nd, 2025 meeting minutes. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason explained about having a reserve study and the capital assets. Jeff wrote a list of some of the capital assets.

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record, and stated we came through the year in good shape.

Yard of the month: Annette reported that the Lawn of the Month for February is 3768 Countryside Road. Congratulations to the proud homeowners and thank you for making Country Place a beautiful place to live.

Real Estate Report: There are 2 active listings. One is 3799 Country Place Blvd. for \$549,900 and the other is 3651 Country Place Blvd for \$874,000. There is 1 pending sale at 3819 Countryside Lane.

Management Report: Gina reported that Sunstate has been making upgrades to Vantaca.

Unfinished Business:

Sawyer Road Fence Staining Resolution: Jeff reported that while him and Annette went through the boxes at Sunstate, they found some older documents. One was a covenant with the fencing

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requirements and stain color. There is one house that has a darker color stain on the fence that the arc had approved years ago. Jeff would like to propose that the HOA pay for the staining of the fences this one time.

Annette made a motion to confirm that the castle gray translucent stain color be used solely on the fences on Sawyer Rd, Lou seconded. Motion carried unanimously.

Annette made a motion for the HOA pay for the updated color re-staining one time, Doug seconded. Motion carried unanimously.

Mailbox Compliance and Mailbox Damage Report: The board voted in the last meeting that the mailboxes need to be according to the standards.

Update on electrical Repair at Beneva Road Entrance: Bill reported that there has been some progress made. FPL did approve that power can be taken from the pole that is along the lake. There will be power now on the South side. We are waiting for approval from the county and the permit. Bill had established a new account for the new power.

New Business:

Appointments and Resignations:

1. Approval of offer to add Debbie Gardner to Fining Committee – Bill made a motion to include Debbie Gardner to the fining committee, Annette seconded. Motion carried unanimously.

ARC Approvals: None

Compliance:

1. Request from Laura Laabs re: forgiveness on fine for already completed items - Bill made a motion to alleviate the fine of \$1000 accept anything that would be payable to a 3rd party, Doug seconded. Motion carried unanimously.
2. 3943 Country View Rd – Yard and Lawn Maintenance – Weeds in beds and weeds in - There was a motion made by Lou and seconded by Doug not to proceed with fining for the weeds in the bed and weeds in the driveways/walkways. Motion carried unanimously.
3. 3646 Country Place Blvd – Yard and Lawn Maintenance – Weeds in beds – Annette made a motion, Bill seconded to send to fining committee for \$100 a day. Motion carried unanimously.
4. 3627 Country Place Blvd – Yard and Lawn Maintenance – Plants/Trees overgrown – A motion was made by Annette and seconded by Bill to send to fining committee for \$100 a day. Motion carried unanimously.

Stormwater Drainage Areas – Requests of Stormwater Director Ben Quartermine:

1. Lake #2 Outflow to Pump Station – Jeff tried to contact the Stormwater Director a few times. Jeff has resubmitted a request for these 4 issues and is waiting to hear back.
2. Lake #2 Perimeter Ditch
3. 4015 Country View Dr. – Across Street Drainage Ditch
4. Sawyer Road Flooding at Fragomeni Ln (along north country place HOA wall)

Update on House Fire at 3745 Countryside Rd. – Jeff reported an update with the house fire.

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Reconstitution of the Preserve Committee:

1. Interested Parties:
 - a. Jonathon Stevenson
 - b. Peggy Guy
 - c. Cali Norton

Annette made a motion to reestablish the preserve committee, Doug seconded the motion and appointed Jonathon Stevenson, Peggy Guy and Cali Norton to the committee. Motion carried unanimously.

Owner comments:

Next Regular Board Meeting – February 25, 2026

Adjournment – A motion was made by Lou and seconded by Bill to adjourn at 7:54 pm

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