

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 February 25th, 2026
TIME: 6:00 PM
PLACE: Zoom

BOARD OF DIRECTORS MEETING MINUTES

A regular meeting of the Board of Directors of the **Country Place Homeowners Association, Inc.** was held on Wednesday, February 25th, 2026, 6:00pm on Zoom.

Call to Order: The meeting was called to order by Jeff Mason at 6:02p.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

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 Doug to approve the January 28th, 2026 meeting minutes. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported a quick update that he reached out to the county about the drainage issues and still has not heard anything back. He tried again today. If he doesn't hear anything back, he will go to the county administrator for help. Jeff has been doing this since last fall. There are 4 hot spots that Jeff would like the county to look at and help with the drainage issues. Two of them are down Country View Dr. and on Sawyer Rd where there is flooding against the wall. Bill reported that he had received notice from the electrician and the permit has been moved up to the review stage for the lighting. Jeff mentioned about the vote at the last meeting for the fence and that we will stay with the color on the fence covenant.

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: Nothing to report

Real Estate Report: 3819 Countryside Lane closed on February 5th at \$188 a sq. ft. There are still 2 houses on the market, 3799 Country Place Blvd at \$545,900 and the house that was remodeled 3651 Country Place Blvd. which was reduced to \$849,000.

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Management Report: Gina reported that while Sunstate is doing updates to our eblast system, Constant Contact is being used at this time.

Unfinished Business:

Charter for Preserve Committee: Jeff sent a draft copy of the Preserve Charter to the committee and the board to review. It was discussed and changes made to the charter.

Vote on Reserve Study: This will be tabled until next meeting when we have 1 or 2 more quotes.

New Business:

ARC Approvals: There was one that was approved for home paint.

Compliance:

Request from Gary Raskin re: forgiveness on fine – A motion was made Bill and seconded by Doug to forgive the \$1,000 fine. Motion carried unanimously.

Discussion on date of late payments – There was a discussion to send out email reminders 7 days before the due date of assessments. Jeff will also put this information about due dates in the newsletter.

Owner comments:

Next Regular Board meeting – March 31, 2026, 6:00pm at the Gulf Gate Library

Adjournment: There being no further business to discuss, Annette Kirshner made a MOTION seconded by Doug to adjourn at 7:17pm. Motion carried unanimously.

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