

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: Tuesday March 31st, 2026
TIME: 6:00 PM
PLACE: Gulf Gate 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 Tuesday, March 31st, 2026, 6:00pm at Gulf Gate Library

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

Determination of a quorum: A quorum was established with the following Board members in attendance. Jeff Mason, President

Annette Kirshner, Vice President (Absent)

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 Jeff to approve the February 25th,2026 meeting minutes. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported that the board has been working with the county on the Ashton Rd. project, looks like they have made a lot of progress on that. The pipes that were lying along Countryside Blvd, have now been moved to the other side and assembled. They will be doing directional boring to put those in place. It shouldn't be too long before we get back to our neighborhood. As we are getting into Springtime, it is a good time to clean up yards. Bill stated that we are still waiting for approval for the permit for the power line outage at Beneva and Country Place.

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record.

Yard of the month: April's yard of the month is 3602 Country Place Blvd. Congratulations

Real Estate Report: 3799 Country Pl. Blvd has been taken off the market for now. 3651 Country Place Blvd is pending and is closing for \$829,000. 3819 Countryside Lane is sold. 3947 Country View Dr. was sold in January for \$570,000.

Management Report: Gina reported the number of violations that are open, and the number of owners that are behind in dues.

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Unfinished Business:

Reserve Study – We need to pick a vendor and the reserve study launched: Jeff has not heard back from some of the companies that he has contacted for a proposal for a reserve study.

New Business:

ARC Approvals: Bill reported that there has only been one Arc approval since last meeting for new windows.

An owner asked for a variance because they put a 6-foot fence up without an architectural request – This will be tabled to next meeting when more board members are at meeting.

Compliance:

- **3749 Countryside Rd – Yard and Lawn Maintenance – add approved mulch and ground cover:**
This is on hold
- **3943 Country View Dr – Yard and Lawn Maintenance – Weeds in driveway/walkway/pavers:**
This is on hold
- **3943 Country view Dr – Yard and Lawn Maintenance – Weeds in Beds:** this is on hold

Speeding Issue – We have several options to discuss regarding traffic control and speeding – deterrence with the community: Jeff discussed different options such as speed tables to help with the speeding in the association. The request will need to go through the county since the roads are county roads.

Temporary HOA fee suspension for 3745 Countryside Rd. – Jeff discussed how there was a fire at this location, and many items including a car was burned in the fire. The vote with the fee suspension will be on hold at this time.

Clarification of the Use of the Lakes by Members: There have been kids trespassing on owners' property and they have been putting boats in the lakes and fishing. It was suggested to write a resolution for the use of the lakes.

Doug made a motion to approve using zoom also during board members, Bill seconded. All in favor.
Motion carried.

Owner comments:

Next Regular Board meeting – April 28, 2026, 6:00pm at the Gulf Gate Library and Zoom

Adjournment: There being no further business to discuss, Bill made a MOTION seconded by Doug to adjourn at 7:14pm. Motion carried unanimously.

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