

# **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 April 28th, 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, April 28th, 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

Bill Martin, Treasurer

Doug Miller, Secretary

Louis Schwartz, Director (Zoom)

**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 March 31st, 2026 meeting minutes. All in Favor. **MOTION PASSES unanimously.**

### **Reports:**

**President's Report:** Jeff Mason reported that the main water line construction update describes the status and is scheduled to go through next year. They did a lot of work assembling. They are working on boring. Bill said the power along Beneva Road has been split between the north wall and the south wall. The north wall is complete. For the south wall, they were waiting on a panel. The electrician is working on their piece. Follow up on previous meeting about the speed tables. The county responded that the road is too wide to accommodate speed tables. So, the county denied the request. They recommended that the association work with the Sarasota Police to work out something about speeding in the association. Jeff will measure what the narrowest width is on the road further down.

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

**Yard of the month:** May's yard of the month is 4015 Country View Drive. They have added boulders, and a Palm tree. Congratulations

**Real Estate Report:** There had not been any closings in the last 30 days, but we are waiting on one house that is pending 3651 Country Place Blvd. It was listed at \$829,000 but we don't know what it had sold for yet. There are 3 properties on the market with the average of \$287.52 a square foot. The ones that had closed all needed complete renovations.

**Management Report:** Gina reported the number of owners that are behind in dues.

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## **Unfinished Business:**

**Lake usage restrictions** – The association has restricted usage in the past about fishing. The board would like to modify the resolution that states fishing is allowed for owners and their guests but restricts any boating and swimming and restricts fishing by non-members. A motion was made to approve the revision as discussed, Bill seconded. All in favor. **MOTION PASSES unanimously**

**Damaged home resolution time frames** – Jeff reported about the house fire that happened in Country Place. A motion was made that within 6 months from the damaging event, the homeowner will need to restore and repair the home to a condition consistent with the Associations governing documents, or raze and remove the damaged structure by Bill, Doug seconded. **All in favor MOTION PASSES** unanimously.

**Dumpster time limitations** – Jeff discussed how some homeowners bring in a dumpster for different things. Doug recommended to strike the word consecutive. A motion was made to modify the resolution to accommodate 30 days for active use with the limit of once per year unless approval from the board by Annette, Doug seconded. All in favor **MOTION PASSES** unanimously.

## **New Business:**

**ARC Approvals:** Bill reported that there have not been any new arc requests

**House with fence** – Cole reported about the fence that he installed and asked the board for a variance on the fence. The board discussed the fence. Doug made a motion to accept Cole's variance compromise; Jeff seconded the motion. All in favor. Vote was 2-2. Annette and Bill voted against. Annette made a motion to maintain the back of the home with the 6ft fence, one side can be a 6ft high hedge but the remaining fence would need to be 4ft. height, seconded by Doug. All in favor. Vote was 3-1. Bill voted against.

## **Compliance:**

- **3662 Country Place Blvd – Garage Door – Please clean/paint** – The board discussed putting a hold on this
- **3826 Countryside Lane – Landscaping – Needs Care** – The board would like to give more time
- **3826 Countryside Lane – Home exterior – A/C or pool equipment enclosure needs install/repair/cleaning** – The board would like to give more time.

## **Owner comments:**

**Next Regular Board meeting** – May 26, 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 7:44pm. Motion carried unanimously.

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