

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 May 26th, 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, May 26th, 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 (absent)

Louis Schwartz, Director (absent)

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 April 28th, 2026 meeting minutes with corrected. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported that there are a couple of parties on the board who are leaving. So, if anyone would like to be on the board, please let us know. Bill reported the county approved of the work that has been done so far. Now we are waiting on FPL to make the power connection. Once they do that, the electrician will come back and reconnect the items that need to be connected. They haven't committed to when they will be coming. The job that was done on the North wall is done. The power on the North wall will run the irrigation and the light on that wall.

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

Yard of the month: Annette stated that there are 2 of them on the Blvd. but she will need to speak with them first. She will let us know once she does.

Real Estate Report: Annette reported that there are more houses on the market now than we have had in a while. There were 6 on the market until yesterday when 1 went on pending. Within 3 days of putting it on the market, it had a contract. There are 3 on Countryside Rd. priced at \$549,000, \$715,000, and \$775,000. There is 1 on Country View priced at \$859,000, that has 6 bedrooms at 3500 sq. ft. There were 3 closings with a median of \$600,000.

Annette discussed the issue with solicitation happening in the association. We can't stop them from being on the road, but we can stop them from coming into our yards. Jeff suggested a small no solicitation sign at your door.

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

Unfinished Business:

Jeff discussed a complaint he received about the lake off Beneva. Some owners put fences up on our property. Annette is going to look into getting a border survey done.

New Business:

ARC Approvals:

Bill reported that there were only 2 arcs. One for doors and one for house paint. Both are approved.

Compliance:

In follow up to the 3797 Countryside, the owner reached out last week and is going to have a contractor give a quote to cut down the fence to make it lower.

The home that had a fire is making slow progress. There were steps that needed to be taken first which slowed some things down.

There was also a discussion about the kids that are riding e-bikes at night without lights and during the day on the roads. It is dangerous for the kids to do. There are people that speed and might not be able to stop if a child comes out in front of them.

Approaching intermittent funding for the Preserve committee:

Jeff reported that we have a reserve fund that is labeled preserve committee. We don't want to spend it all at one time. We need to determine how much to spend a year, check on matching funds, and what impact it would have on our biannual assessments.

The committee is working on a plan for items that need to go forward and what the cost is. They are also checking into grants.

Owner comments: The board answered homeowner comments.

Next Regular Board meeting – June 30, 2026, 6:00pm at the Gulf Gate Library and Zoom

Adjournment: There being no further business to discuss, Bill made a MOTION seconded by Annette to adjourn at 7:07pm. Motion carried unanimously.

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