

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 June 30th, 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, June 30th, 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

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 May 26th, 2026 meeting minutes. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported that the constructions continue with the water main. They did run the directional boring into Country Place. Jeff believes that it will most of summer before we see the equipment being pulled out. He has had several complaints lately about different issues going on in the neighborhood. There have been houses being painted without the approval of arc approval. Jeff did email one owner and told them they needed to turn in an arc request. He said he would do that. Bill has not received any arc yet. Another owner was unaware that they needed to turn one in. But Jeff has had no response from that owner yet. There have also been several complaints about people parking on the grass. Jeff reminded owners that parking on the grass is not allowed. Also, owners can't park on streets overnight. The board is working on the complaints about the misuse of the ponds. There was a lot of activity at the one by Beneva.

Bill gave an update on the Beneva Road update and stated that he had learned that FPL is five days away of getting the power connection completed. As soon as the connection is we will find out if we can get that light working or not. Then we approach getting the well and pump working.

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record. Also, dues are coming in for the July 1 due date. Jeff reported that one of the cd's will be cashed in for neighborhood project.

Yard of the month: Annette stated that the yard of the month is 3905 Country View Drive.

The Homeowner's Association of Country Place, Inc.

Real Estate Report: Annette reported that there have been no closings in 45 days. There are 8 houses on the market currently. One just came on the market on Country View Dr. They are asking \$749,000. There is 3169 square feet. The average on the market is \$272 a square foot.

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

Unfinished Business:

Annette reached out to the surveyor, Jim Amberger. He looked at the just in an aerial view, and said that the quote is \$1600 to survey the land at the South border of the lake. That would include where the fences are and if they are encroaching on our property.

New Business:

ARC Approvals:

1. 3797 Countryside Rd – Fence: Jeff did ask Cole for an update on the fence.

There was a motion by Lou to give 60 more days to complete it, seconded by Doug. All in favor. **MOTION** carried unanimously.

2. 4023 Country View Dr- Driveway: Bill stated the arc was approved and it was for replacing concrete in driveways and putting pavers instead.

Compliance:

1. 3662 Country Place Blvd – Garage Door – This is resolved.
2. 3941 Country View Ln – Home exterior: The board would like this to be more specific because the car and debris that is in the picture is gone.

Signage and posting at lakes: Signage needs to be posted at both lakes. The sign that is currently at the lake needs to be redone. There will be 4 signs in total. Annette has the wording for the signs.

No soliciting: signs - Jeff sent the board a couple of examples of signs. Annette made a motion to allow residents to place “no soliciting” signs that are 5 X 10 or smaller to be placed no further than the entrance way and is not lit. Doug seconded. All in favor. **MOTION** carried unanimously.

Owner comments: The board answered homeowner comments.

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

Adjournment: There being no further business to discuss, Dou made a MOTION seconded by Lou to adjourn at 7:21pm. Motion carried unanimously.

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