

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 July 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, July 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 (on Zoom)
Bill Martin, Treasurer
Doug Miller, Secretary (Absent)
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 Lou to approve the June 30th, 2026, meeting minutes. All in Favor. **MOTION PASSES unanimously.**

Reports:

President's Report: Jeff Mason reported the construction is dragging on with the water main replacement. It looked like the big chunk of water main that was assembled back by the culvert was gone, but there was a small section left there so I am not sure if they must add something from one link to the other.

Jeff reminded everyone to be careful as you drive through the association. Try to stick to the speed limits or less while going through the neighborhood. Also, the ARC committee is there to arbitrate requests or changes in the look of your home, for example painting, fencing, etc. They are very available, the forms are online and it is very easy to do. We are much better off for people to do those up front than having a fight on the back end. Please make sure you submit a request before doing your exterior project.

Bill gave an update on the Beneva Road stated that last week they finally got FPL to put the power in and to have the electrician come to make sure that it was tied into all the proper places. We got the air pump running. He had to have Superior come out and redo where the pipes feed the air to the water because it was damaged when they trenched in the power. That is ready to go. The well is working now and pumps water. The irrigation will be repaired in the next couple of weeks.

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. The repairs on Beneva has cost at this time around \$14,000.

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Yard of the month: Annette stated that the yard of the month is 3697 Country Place Blvd. The yard is lovely and well kept.

Real Estate Report: Annette reported that there have been less on the market. There are currently 5. The median is \$288 per square foot. The median pending is \$237 a square foot and the median on the 2 homes that closed is \$272 per square foot. The ones that have sold are on Country Place Blvd. One sold for \$660,000 and the other one sold for \$785,000.

Jeff stated that the home that had the fire has asked for a 3-month extension to be able to sell. Bill made a motion to give the homeowner a 30-day extension starting August 1, seconded by Annette. All in favor. **Motion carried.**

Management Report: Gina reported the number of owners that have a violation. Also, the number of homeowners that have not paid their dues currently. She told the owners that the directory is now on the portal and if anyone would like to have their phone number or email address published to please let us know.

Unfinished Business:

Streetlights need to be updated. FPL will not support the type of bulbs that we have. FPL now have LED lighting installed.

Lou made a motion to accept the 3000 and to accept the traditional with side top panels lamp top, seconded by Bill. All in favor. **Motion carried.**

New Business:

ARC Approvals: Bill reported that there has not been any arc forms submitted since the last board meeting.

Annette reported that she did contact another surveyor but the company has an accessor which has to estimate what the cost will be and then they will get back to Annette.

Compliance:

1. 3646 Country Place Blvd – Garage Door – Yard & Lawn Maintenance – Weeds in beds
A motion was made by Annette to send 3646 Country Place Blvd to fining, seconded by Bill. All in favor. **Motion carried.**
2. 3711 Countryside Rd – Home exterior – Items in front yard
A motion was made by Annette to send 3711 Countryside Rd to fining, seconded by Lou. All in favor. **Motion carried.**
3. 3941 Country View Ln – Home exterior – Items in front yard on left side – This one has been completed.

Jeff reported that there is a ditch that needs to be dug out again. When the county resurfaced Sawyer Rd several years ago, that built it up and now has a slope. So, when it rains, all the water comes down to Country Place which causes pooling in that area so you can't walk down the sidewalk and there wasn't ever any solution contemplated about that. Jeff has asked the county to address 4 issues that Country Place has. The county gave Jeff a tracking number on the issue. He has never received a response. A homeowner stated that the ditch is the association's responsibility. Jeff will continue to try and get something in writing from the county.

Owner comments: The board answered homeowner comments.

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Next Regular Board meeting – August 25th, 2026, 6:00pm at the Gulf Gate Library and Zoom

Adjournment: There being no further business to discuss, Bill made a MOTION seconded by Lou to adjourn at 7:22pm. Motion carried unanimously.

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