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 August 25th, 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, August 25th, 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 July 28th, 2026, meeting minutes. All in Favor. **MOTION PASSES unanimously**.

Reports:
President's Report: Jeff Mason reported that there are several projects going on. The work is going on with the main water supply project. It looks like they are making a lot of headway. They pulled the large pipe that has been laying there for a long time, is now in the ground.

There has been a lighting project that has been happening. Jeff put the information in the September newsletter about it. FPL is replacing the head lamps on the streetlights. The board chose at the last meeting to go with the warmest of the options so that it is more like what we had. The board chose the carriage style, which matches as closely as possible, to the style we previously had. These will be installed probably late in the fall.

Jeff reported that the Beneva Road project has finally after 2 years of hard work, mostly on Bills part, has made some significant amount of progress on repairing the original electrical, so now we have power now to the south side of the road and the north side. We have the aerator up and operating. The irrigation was being worked on today. So far, there is no solution to getting the power to the island for the streetlight there. Bill did ask FPL if they could get a line there. He is waiting on a call back.

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record. He said we are in good shape. There are still some outstanding dues that were due on the 1st of July.

Yard of the month: Annette stated that the yard of the month is 3650 Country Place Blvd. The owner has been there a long time and is very excited about being the yard of the month.

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Real Estate Report: Annette reported that 3745 Countryside Road had closed today and sold for $222,500. We have another pending sale at 3935 Country View Lane for $315 a square foot, at $674,900. In the last 45 days we have had sell prices of 3 properties on Country Place Blvd at $660,000, $701,000, and $785,000. Between the 3 houses it averaged to be $224 a square foot.

Management Report: Gina reported the number of owners that have a violation. Also, the number of homeowners that have not paid their dues currently. Gina gave directions on how to go onto the portal and update their information if they would like to be in the directory.

Unfinished Business:

a. **Lake Survey follow-up –** Annette reported that she was in touch with Kevin at Red Stake Surveyor. He stated that they will review what they had done and will get back to the board with the quote.

b. **Sarasota County ditch cleanup –** Jeff notified the county about a year ago about 4 hot spots. 2 of these are at the end of Country View Dr. in our neighborhood having water issues where 1 of them was the swale on the right as you drive towards the Cul De Sac. This one was completed. The county agreed that they will take responsibility to clean that out. They excavated that ditch again and cleaned it out all the way down to the trees. They were going to look at the swale that is behind the houses on the left side of the road. Jeff had not heard from the county on what their inspection resulted in. The 3rd one was next to a house and the HOA had the landscape company go in and clean that out on several occasions. The 4th one is the property on Sawyer at the north end of Sawyer of the wall. When we have heavy rain, it floods there. Jeff has not heard back from the county on this yet.

New Business:

ARC Approvals: Bill reported that there have been 4 ARC's turned in. 2 of the requests have been for new windows, 1 to paint, and 1 for a circular driveway. These have all been approved.

Compliance: None to vote on

Owner comments: The board answered homeowner comments.

Next Regular Board meeting – September 29th, 2026, 6:00pm at the Gulf Gate Library and Zoom

Adjournment: There being no further business to discuss, Lou made a MOTION seconded by Bill to adjourn at 7:00pm. Motion carried unanimously.

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