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 September 29th, 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, September 29th, 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
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 August 25th, 2026, meeting minutes. All in Favor. **MOTION PASSES unanimously**.

Reports:
President's Report: Jeff Mason reported that Country Place is very much in need of additional board members. Doug Miller resigned from the board, and Jeff will be coming off the board this year. There will be extra communication going out to homeowners about the need to run for the board. This is a critical time of the year.

Jeff reported that Beneva Road has made real progress which is the entrance way. The power has been reestablished on the south side. The aerators are working now, and the irrigation is back up and running on both the south and north side. The lighting on the wall on the exterior is working now in both south and north. The only thing that remains to be completed is the center post light that is on the island. The board does have a recommendation regarding this, which we will get to under our unfinished business.

There is some landscaping work that needs to be reestablished because we went along time with a fair amount of damage and no irrigation at that entranceway. With the drought that we have had this year and all of the heat, it has been hard on all those plants. There was a proposed plan we received to renew that with some different plantings that may be a little bit more drought resistant.

There are some signs for the lakes that will be posted. The signs were ordered and they have come in. Jeff needs to get some signposts, which he will do this week, and he will get those posted. The signs will limit the use of the ponds. The lakes are not designed to be swimming holes. They are also not designed for boating, water skiing, or other activities. We are hoping that these signs will help detour some of this. There will be one at each lake for right now.

Treasurer's Report: Bill gave a detailed report on the current financials as attached to this corporate record. He said we are in great shape. Still is getting a little bit of money in from the 2nd half of the year.

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Jeff reported that we had a preliminary budget meeting before this meeting. By October board meeting we should be able to have the board approval for the budget.

Yard of the month: Annette stated that the yard of the month for October is 3575 Country View Drive. The owner is very pleased about being the yard of the month.

Real Estate Report: Annette reported that 5 homes are on the market ranging from $550,000 - $715,000. Three of these went from pending to put back onto the market. There is a house pending on Country View Lane that is supposed to close tomorrow. Then one has sold at 3745 Countryside Road for $222,500. We have another sale at 3935 Country View Lane for $660,000. There was one on Country View Dr that sold for $701,000.

Management Report: Gina reported the number of owners that have a violation and the number of owners that have been sent to the attorney and that have been sent a first notice. Also explained to the owners if they see a violation, that there is a form that can be downloaded on the portal and website and filled out and sent to Sunstate.

Unfinished Business:

a. Beneva Lake Survey – Annette reported that tract A, south end of the lake surveyed because some of the 5 homes have put up fences and possibly encroaching on the HOA property. We received a quote for $1600 from one surveyor, then Annette reached out to another surveyor who did the original survey and he stated that there could be potential conflict where the property line is, if he went out there, he might see some confrontation with the some of the neighbors and they could kick him off or say they are going to call the police. He said it was not his fight so he would leave then. If we would pay him to come out, it would be a little less $800 - $1000 to stake out the portion of the lake boundary. He would like someone from the board to accompany him just in case there is a confrontation.

Annette made a motion to move forward to having a south boundary survey created for tract by Red Stakes Survey, seconded by Lou. All in favor. **MOTION PASSES** unanimously.

b. Vote on Cole McHargue Fence Variance– Jeff reported that Bill and Jeff met with Cole and worked out a compromise that Jeff feels that it is very reasonable solution. It was discussed that the front of his fence would be cut down to the 4' requirement, which is the fence on each side of the house facing the street. The left side as you are looking at his home, which borders on his neighboring property, this will also be cut down to the 4' required level that is in the covenant. Then he would have the 6' variance along the back. On the right side as you are looking at his property, he would have 5' variance and grow a hedge inside of the fence to have 6 feet.

Bill made a motion to approve with 4 feet on the front, 4 feet on the left, 6 feet on the back, 5 feet on the right with the approval to grow a hedge up to 6 feet, seconded by Lou. All in favor. **MOTION PASSES** unanimously.

c. Status of Sawyer Fence Staining Quotes – Lou reported that he called several painters for quote to stain the fence with a translucent stain per the covenants. The prices he received were:

$8200 for 1 side
$9200 for 2 sides

Lou made a motion to accept Martinez as the painter of the Sawyer Rd fence, seconded by Bill. All in favor. **MOTION PASSES** unanimously.

d. Beneva Rd. Entranceway Lighting Options – The island at the Beneva entrance lost power and there is no way of getting to it. Bill and Jeff have a recommendation. Bill stated that the solution would be to put 2 light posts up, 1 on each side of the road. This would like the area up better than the single posts does. The 2 posts would be roughly in the same location as the single posts on the island. The single post in the center would be removed. The cost would be approximately $9,000 including installation.

Bill made a motion to install the 2 light posts, one on each side of the road for approximately $9,000, seconded by Lou. All in favor. **MOTION PASSES** unanimously.

Jeff stated that there is a follow up issue with the preserve committee. The committee will start filing for grants.

Bill made a motion to approve the preserve committee for the ongoing process to proceed forward with the county, seconded by Annette. All in favor. **MOTION PASSES** unanimously.

New Business:
ARC Approvals: Bill reported that there have been 3 ARC's for the driveway: 1 for complete repair, 1 for circular driveway, and 1 for a wider driveway. All have been approved. There was also a paint job.

Compliance: None to vote on

Owner comments: The board answered homeowner comments.

Next Regular Board meeting – October 13th, 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 7:45pm. Motion carried unanimously.

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