


**Countryside Northridge Homeowners Association
Board of Directors' Meeting Minutes
August 17th, 2019 – 9:00 AM
Countryside Country Club
3001 Countryside Blvd.
Clearwater, Florida 33761**

Approval:

- No Corrections
 With Corrections (attached)



President CNHA

 10/2/19

Date

Attachments:

1. Treasurer's Report
2. ARC Notification Letters
 - Homeowner on Brattle Lane
 - Homeowner on Redford Court West
 - Homeowner on Meadow Wood Drive
 - Homeowner on Redford Court West
 - Homeowner on Northridge Drive
 - Homeowner on Meadow Wood Drive
 - Homeowner on Redford Court East
 - Homeowner on Beaumont Court
 - Homeowner on Northridge Drive
 - Homeowner on Redford Court West
 - Homeowner on Redford Court West
3. Sign-In Sheet
4. Agenda

1 Call to Order:

Russell Smith called the meeting to order at 9:01 am.

2 Proof of notice of meeting:

Signs were out by 9:00 am on 08/15/19 at both Northridge entrances. The meeting time is also posted on the website.

3 Roll call to establish quorum:

Steve Kansagor is not present. All other Board Members are, so we have a quorum. Guests present: Walter Johnson, Bill Jonson, Lynda Nelson and Paul Nelson (from 2679 Brattle Ln)

4 Approval of minutes from 06/08/19

- Russell Smith had one small correction from minutes from 06/08/19. Kim Branch motions to approve. Chris Negvesky seconds. All in favor and none opposed

5 President's Report

- Russell Smith informed the board that he received a text message with request to confirm that the house under construction on Saxony Ct East had requested permission for the decorative awning and trim above the windows and garage entrance
 - Russell asked if we are comfortable with community members texting communication rather than sending via email or regular mail
 - The board agrees that texting is not an appropriate form of communication to the board. Kim Branch motions that we respond back to such texts asking community members to email instead. Chris Negvesky seconds – all in favor and none opposed
- The decorative awning and trim should receive approval. Russell Smith and Walter Johnson will discuss it with the builder and send him a letter to remind him that all changes to the outside of the house needs to be pre-approved
- Russell Smith discussed with the attorney. We cannot offer a discount for HOA dues that come in early
 - For the October meeting, Chris Negvesky should do a forecast for what our expected run-rate for 2020 will be. We can then decide what the recommended dues for 2020 should be.

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- Discussion of what other costs might come in 2020. The pavers on Northridge may need to be repair and we might have additional costs to slow down traffic for traffic mediation once construction on Hwy 19 begins
 - Cleveland St. has a good example of a way to slow down traffic as an alternative to speed bumps

6 Treasurer's Report

- One resident still hasn't paid their dues yet:
 - Resident on Beaumont Ct W
- One resident still owes the interest on their late dues:
 - Resident on Saxony Ct W
- Payments totaling \$557.29 from June and \$1,021.48 from July were made.
- Bank account 7090 has \$6,072.00, Account 6851 has \$8,168.62 and Account 7146 has \$20,002.72 on account as of end of July
- Account 7146 is a high interest savings account and Chris Negvesky moved the \$10k from each account we discussed last meeting into this new account so we have that money in savings.
 - Chris Negvesky will move these funds into two separate CD accounts
- A legal bill for \$612.50 was incurred from a resident on Redford Court West that violated the commercial vehicle covenant. Kim Branch motions to approve the legal cost of \$612.50. Justin Wagg seconds. All in favor and none opposed
- Justin Wagg motions to approve July Treasurer's Report. Kim Branch seconds. All in favor and none opposed
- Kim Branch motions to approve June Treasurer's Report and Justin Wagg seconds. All in favor and none opposed

7 Committee Reports

A) Architectural Control Committee:

- 1 approval and 4 violation letters sent out in June
 - Resident on --Brattle Lane--sign violation
 - Resident on - Redford Court West--commercial vehicle violation letter from Attorney
 - Resident on -Meadow Wood Drive--trash cans not being properly stored
 - Resident on -Redford Court West--requested Attorney to initiate action for commercial vehicle violation
 - Resident on --Northridge Drive--approved a request for pool cage and flat roof
- 2 approval and 4 violation letters sent out in July
 - Resident on --Meadow Wood Drive--covenants violation--boat

- Resident on --Redford Court East--commercial vehicle violation
- Resident on --Beaumont Court--approved fence replacement
- Resident on - Northridge Drive--approved roof replacement
- Resident on -Redford Court West--request from Attorney to proceed with lawsuit--situation corrected not necessary
- Resident on --Redford Court West--letter from Attorney requesting replacement of lawn
- Chad Creighton contacted Walter Johnson a letter requesting the ability to bid on lawn service for the HOA services. Our current contract will come due in March 2020 and can be revisited then
- A letter went out on July 8th to Redford Court East regarding a commercial vehicle parked in the driveway. The city is going to come by and have a look to give a second opinion if it's a commercial vehicle
 - We may need to post something on website reminding community members what a commercial vehicle is
- **Welcome Committee:**
- A couple new residents will be settling in. Steve Kansagor will welcome than at that point
- Justin Wagg will update the resident registry with all new residents

C) Entrance Committee:

- Nothing to report

8 Unfinished Business

- Traffic calming research that Russell Smith mentioned in the President's Report

9 New Business

- Bill Jonson gave an update on the last coalition meeting.
 - Planning a conference on 10/19 – entitled “Building better neighborhoods through Social Responsibility”
 - Had presentation from Beach's Association – they are still having issues with short-term rentals
 - There was a presentation about fines for those who aren't maintaining their grass by cutting it. Code enforcement is having issues that they are citing people for not maintaining lawns, but by the time they issue the citation, they have mowed their lawn
- Our SunBiz registration needs to be updated by September 30th
 - Chris Negvesky will pay the bill for SunBiz and update the information on the registration at the same time.

10 Open Discussion (3 Minute Limit)

- Lynda Nelson and Paul Nelson asked questions about if there is any guidance with replacing trees on their yards or arborists
- Walter Johnson stated that the city only requires a tree to be replaced if one is removed. What tree replaces the old one is up to the homeowner's discretion
- Discussion was also given to if there are any issues with cars parking on the street and not in driveways. There is no issue with this.
- Question about fences came up. Fencing is covered in covenants and can be reviewed there

11 Adjournment:

Russell Smith adjourned the meeting at 10:21 am. Next Board of Directors' meeting will be September 14th

NOTES