

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
August 8, 2020
Online via Zoom Meeting**

Approval:

- No Corrections
 With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. CNHOA Board Meeting Attendance Log
2. CNHOA Board Meeting Draft agenda
3. CNHOA Treasurer's reports
4. 06/21/20 – ARC Request and Response - 3450 Northridge Drive

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:01am and presented a draft agenda (Attachment 2) that was prepared by Justin Wagg. Notice of the meeting was posted on the website by July 25th. One guest was present, Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by July 25th, 2020. We are not required to provide proof of notice of the meetings as per the Covenants but will continue to provide information of when it was posted.

3. Roll Call to Establish Quorum:

All board members were present.

4. Approval of the June Meeting Minutes

Chris Negvesky motioned to approve the meetings from the last meeting. Kim Branch seconded, all approved and none opposed.

5. Presidents Report

- Russell Smith suggested that we should start discussing what we want to do about the dues fee (remain the same or lower the due)
 - We should come next meeting with ideas of what we would like to recommend
 - City of Clearwater website states that the Curlew and Highway 19 construction is at least two years out now. This may influence our decision to maintain dues, but it will be discussed more at the next meeting
- The city of Clearwater provided \$250 for a community event that never took place due to the COVID-19 restrictions. The board agrees that we will contact the City of Clearwater to find out how we can return the money
- A request came in from a homeowner, in regards to a covenant violation on 2709 Saxony Ct E with a sign that is in the yard
 - A letter was sent to the resident informing them that a sign in the yard is a violation of the covenants
 - The homeowner replied and suggested that they would not be interested in taking the sign down, and would escalate it to their attorney
 - We have provided the information to the HOA Board's attorney with all the information, and he will be providing a written notice to the homeowner

- Russell had a conversation with the attorney this week regarding the annual meeting:
 - We are bound by our covenants in regards to holding the annual meeting in-person
 - It was suggested that we poll the community to find what they would prefer by email
 - After discussion, we will also look to see what the room can hold for proper social distancing protocols, so we know if voting by proxy and a smaller, socially-distanced group will work for the annual meeting
 - Another option is to provide a hybrid solution, where we host a live in-person meeting but also provide the option to attend virtually
 - This option will be reviewed with the attorney as a viable option
 - We will encourage proxies due to social distancing and vote by proxy
- We have a large majority of the community with emails on record now. Chris will identify who we are missing email addresses for. Russell will look through the ARC forms that have come in, to see what email addresses are listed there.

6. Treasurer's Report:

Chris Negvesky provided an update on the finances from June:

- We had regular bills from Duke Energy and A-Stellar for the month
- The savings account has a total of \$30,007.03 and the two checking accounts \$2,299.91 and \$12,553.37, resulting in a total balance of \$44,860.31.
- Bills were just Duke Energy and A-Stellar

Chris Negvesky provided an update on the finances from July:

- We had regular bills from Duke Energy and A-Stellar for the month
- The savings account has a total of \$30,007.52. Two checking accounts \$2,399.93 and \$12,531.29, resulting in a total balance of \$44,938.74.
- New bills coming in are: Duke and A-Stellar and the postal service for ARC letter stamps
- We had an estoppel come in for a value of \$100

A discussion happened around the fact that we have nearly \$45,000 in the accounts. We originally planned on maintaining dues in case we needed any sort of funds to support traffic calming measures due to the Hwy 19 and Curlew construction. This will not be necessary for several years now.

- We are able to increase the dues by a maximum of 15% annually, but are not able to increase more than that
 - We can increase dues with a special assessment if necessary
- A suggestion of \$100 for the dues might be a right amount
- Chris will project what our estimated running costs for 2021 will be, to ensure that we don't run a deficit on the running costs at a \$100 dues rate
 - Chris suggested that at \$85 we were still running a surplus, but he will run a projection

Motion to accept Treasurer's Report for June from Kim Branch, Steve Kansagor seconds. All in favor and none opposed

7. Committee Reports

- a. Welcome Committee—Steve Kansagor
 - A place on Beaumont recently closed July 30th. Will provide welcome once they move in
- b. Architectural Committee— There was one ARC approval that went out in June and July:
 - 3450 Northridge Drive approved new roof, exterior painting, new fence, replace rotted wood
- c. Entrance Committee
 - There was some issues with one of the lights. Russell is working on getting the light fixed

8. Unfinished Business

- a. Nothing to report.

9. New Business

- a. Nothing to report

10. Open Discussion (3 minutes per person)

- Eileen Jacobs asked if we could provide more information about the construction project that was mentioned earlier in the meeting. Russell provided additional information on the construction project
- Justin Wagg requested clarification on the process for petitioning the community if a change to the Covenants were to be requested

11. Adjournment:

Russell Smith adjourned the meeting at 9:47. Next meeting will be September 19th, at 9 AM. Method will be discussed beforehand whether it's a zoom meeting or in-person.

DRAFT