

**Countryside Northridge Homeowners Association
Annual Members Meeting Minutes
December 4, 2018
Countryside Recreation Center
2640 Sabal Springs Drive
Clearwater, Florida 33761**

Approval:

- No Corrections
 With Corrections (attached)

President CNHA

Date

Attachments:

1. Proof of Annual Meeting Notice
2. Attendance Log
3. Received Proxies
4. Quorum Report
5. Treasurers Report

1 Call to Order:

Russell Smith called the meeting to order at 7:02.

2 Welcome and Introductions of Attendees:

Board Members:

Russell Smith, President
Chris Negvesky, Treasurer
Kim Branch, Vice President
Steve Kansagor, Board Member
Tom Hartranft, Secretary – Absent

The annual meeting was not videotaped as the Secretary did not deliver the camera.

3 Proof of Annual Meeting Notice Mailing

Attached is the Affidavit of Mailing or Hand Delivering of Notice to Unit Owners (Attachment 1)

4 Quorum Report (Attachment 4)

Quorum was present 27 homeowners, quorum requires 12, 10% of 120)
21 homeowner representatives present (Attachment 2)
6 homeowner representatives provided proxies (Attachment 3)

5 Approval of minutes from December, 2017 annual meeting

- Copies of the proposed December 2017 minutes were provided to the attendees.
- A motion was made to approve the December 2017 annual member meeting minutes

Motion to approve – Joe Neil
Second – Bill Jonson
All in Favor – 21 Opposed – 0

6 Reports

a. **Treasurer's Report** – Chris Negvesky

Statement by Chris Negvesky that the 2018 Year End Financials would not be available until January 15, 2019 and the dues will remain at \$145 for 2019 to replenish the reserves. Explanation of expenses as follows:

- Signs were refurnished
- Lights at both Entrances were replaced
- An explanation that the well at the North Entrance needs work.

Looking at possibly \$10,000 to replace everything.
A motion was made to accept the November, 2018 Treasurer's report (Attachment 5), to carry over any unused funds to next years budget, and file the report for audit– Jim Watson
Second – Joe Neil
All in Favor – 21 Opposed – 0

b. President's Report – Russell Smith

We have terminated the contract with the Management Company, Ameritech. We have had 3 managers this year and overall they have not been responsive. They are not going through the neighborhood as planned and financials are late. We have incurred additional, unplanned fees also. We will be self-managed for 2019.

c. Architectural Committee Report

In the past year the Architecture Committee has sent out:

- 12 approval letters
- 3 shame-on-you letters to homeowners that did not get prior approval
- 48 violation letters sent to homeowners

d. Welcome Committee Report

There were 10 Publix Gift cards and Greeting cards delivered to new residents in 2018.

7 Election of Directors

- Two Board Members are up for renewal, Russell Smith & Kim Branch
- One Board Member, Tom Hartranft is stepping down from his position as Secretary
- Russell Smith Kim Branch and Justin Wagg are on the ballot.
- Nominations from the floor – NONE
- Justin Wagg provided personal annotation of his background
- Move to close nominations – Bill Jonson
Second – Mary Neil
- Motion to elect by Acclamation – Bill Jonson
Second – Chris Negvesky

All in Favor – 21 Opposed – 0

8 Appointment of the Audit Committee - postponed until year end financials are available in January

9 Other Business

None

10 Member Comments

- Bill Jonson thanked the board for their service
- Community Day is March 30th. There was interest from the homeowners and the board agreed to complete the application
- Jim Watson asked when roads would be resurfaced
- Bill Jonson lead a discussion on the US 19 overpass at Curlew
- Bill Jonson lead a discussion on the Pinellas Trail expansion

11 Adjournment:

Russell Smith adjourned the meeting at 8:10

NOTES