

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

Approval:

- No Corrections
 With Corrections (attached)

R. Sub. J.

President CNHA

3/9/19

Date

Attachments:

1. Architectural Review Committee Submissions
 - a. Resident – 2683 Redford Ct W – Covenant Violation
 - b. Resident – 3445 Northridge Dr – Painting approval
2. Treasurer's Report
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 8:30 am on 02/07/19 at both Northridge entrances.

3 Roll call to establish quorum:

All five board members are present. Guests present are: Walter Johnson and Bill Jonson

4 Approval of minutes from 01/12/19

- Draft of the meeting minutes were prepared by Justin Wagg
- Walter Johnson requested one additional document be added to attachments.
- Motion to approve minutes – Steve Kansagor motioned, Seconded – Kim Branch All in Favor – 5 Opposed – 0

5 President's Report

- a) Russell Smith provided certificate of liability insurance to Secretary for records
- b) **\$500 discretionary spending** – Russell Smith presented a proposal to allow \$500 or less to be approved at the discretion of two of three check signers (President, Vice President, Treasurer) to sign for expenses without need to present the expenses for approval to the board before hand
 - These expenses can be discussed and approved via secure, dedicated email addresses
 - Motion to accept pending modifications for the proposal – Steve Kansagor motioned to accept proposal – Chris Negvesky seconded, all in favor and none opposed
- c) **Auditing** – Russell Smith provided updated for ongoing audit of year-end books:
 - a) There was some paperwork still missing that Russell Smith delivered to the auditing service the week of February 3rd to complete the audit
 - b) There seems to be a discrepancy of approximately \$4,200 between what Ameritech's records for end of year are showing vs what is on the account records at BB&T. This is still being investigated through the auditor
- d) **Neighboring HOA Petition** Russell Smith mentioned a neighboring HOA who is starting a petition to re-route the expansion of the Pinellas County Trail due to the lack of a bridge at Hwy 580, as the current plan only has a traffic light currently planned
 - The gentleman requested coming to the Board of Directors to present his case. Russell Smith suggested that he send any

CNHA 02/09/19

Board of Directors' Meeting Minutes

2 of 5

documentation he has in writing, as the trail does not directly affect our neighborhood.

- e) Russell Smith received the foreclosure package on a house in our neighborhood. Our attorney suggested that he needs to keep those records, and that we do not need to keep the records for ourselves.

6 Treasurer's Report

- Due to the auditing and getting accounts set up, Chris Negvesky provided an abbreviated Treasurer's Report
- 62 HOA members have paid their dues as of the end of January
- New Bills were submitted for approval:
 - Duke Energy for \$24.63 – autopay was removed by someone (likely Ameritech). Autopay will be reapplied again
 - A-Stellar - \$351.96
 - Chris Ngevesky / Office Depot - \$31.78
 - Sunshine Electric - \$200.00 – this was for replacing the flood lights outside the north entrance
 - Lancaster Insurance Bill – General liability policy for the HOA and liability insurance for the officers and directors of the board - Kim Branch motioned to approve the bill of \$681.00 Steve Kansagor seconded. All in Favor – none opposed
 - All other bills under \$500 were pre-approved in past minutes
- Bill Jonson recommended that we submit the paperwork for our corporation status with SunBiz.

7 Committee Reports

Architectural Control Committee:

- A few houses had garbage cans out on the street. They were sent notices last year. Article 5 section 10 is in our covenant
- Bill Jonson recommended that the city has a recycling officer who can come to our HOA meeting to inform people about the changes
- A house on Redford has a lawn that needs repair. No notice will be given until the rainy season is closer
- It was discussed whether exterior painting at 2657 Beaumont Ct adhered to the approved color samples from December 19th
 - Three colors were submitted in December (Torchlight SW6374, trim is Butterscotch SW6377 and one large board of the garage is Honeycomb SW6375)
 - Board agreed for individual board members to review the colors and determine whether we feel that the actual color does or does not reflect the approved colors. Will be discussed in next board meeting

Welcome Committee:

- No activity from the welcome committee since the last meeting

Entrance Committee:

- New spotlights shining on the Christmas palms at the North Entrance were installed

8 Unfinished Business

- Nothing to report

9 New Business

a) Email Addresses for Board Members

- Justin Wagg discussed recommendations from the attorney to set up professional email addresses assigned for each board member role
 - Motion to spend up to \$100 on email servers
 - Chris Negvesky approves approximately \$100 for email servers, Kim Branch seconds – all in favor, none opposed
 - Justin Wagg will set up new email addresses

b) Request to approve funding for website hosting, email addresses and domain registrations

- As long as the costs are under the \$500 that was pre-approved, Justin Wagg can proceed

c) Planning of community event in March

- Ideas for types of games at event were discussed
- Ideas for using funds to provide pizza to community was discussed
- Bouncy castle was discussed but decided that our community likely doesn't have enough children

d) Sending out notices for missing dues payments

- Due to the fact that the letter went out later this year than normal, we will not send out notices in February

10 Open Discussion (3 Minute Limit)

- Bill Jonson provided an update on the new recycling policies
- Bill Jonson mentioned that the conference that the county was planning for mid-April has been cancelled. Not enough participation
- Neighborhood coordinator – Julihna Green, has been appointed from the city of Clearwater

11 Adjournment:

Russell Smith adjourned the meeting at 10:13. Next Board of Directors' meeting will be March 9th