

Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
February 08, 2020
Countryside Country Club – Adjust from January

Approval:

- No Corrections
- With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. CNHOA Board Meeting Attendance Log
2. CNHOA Board Meeting Draft agenda written by Justin Wagg
3. CNHOA Treasurer's reports
4. 01/10/20 ARC approval for homeowner at 2711 Brattle Lane
5. 01/22/20 Letter sent to 3463 Northridge Drive regarding a camper being parked in the driveway
6. 01/22/20 Letter sent to 3316 Northridge Drive regarding a parked boat in the driveway

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:02 and presented a draft agenda (Attachment 2). Notice of the meeting is posted on the website and signs at both entrances were out by 9am on Thursday morning

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website and signs at both entrances were out by 9am on Thursday morning.

3. Roll Call to Establish Quorum:

In addition are all five board members, guests were present--Walter Johnson, Jim Watson, Jason Swierk. The meeting was not recorded.

4. Approval of the November Meeting Minutes

The minutes of the November 9, 2019 Board Meeting were reviewed. Steve Kansagor motioned to approve minutes. Chris Negvesky seconded. All in favor and none opposed.

5. Review of the December Annual Meeting Minutes

- Walter suggested that we add additional points for what we are keeping reserves for:
 - Aging infrastructure
 - Possible litigation
 - Presidents Report – Add one open lawn issue
- Justin Wagg will make the adjustments requested to the minutes

6. Approval of the January Meeting Minutes

The minutes of the January 11, 2020 Board Meeting were reviewed. Kim Branch motioned to approve minutes. Steve Kansagor seconded. All in favor and none opposed.

7. Presidents Report

- Russell has been in contact with the Clearwater City Traffic Planner. We are on the docket for the city to complete a traffic study but it will likely take two months before they can get to the traffic study
 - In 2021 there will be construction happening on Hwy 19, and we're looking to try and plan ahead for potential increase in traffic
- Russell discussed the property on Sedgfield who has a fence that is facing the wrong way

- The city issued a letter stating that the fence isn't in compliance with city ordinance
- The property owner appealed to the city, and they have given him an exception to the ordinance, stating that if the fence was there when they bought the house, it can remain as-is until the fence falls down
- We have documented that the city has waived their rights to force the change

8. Treasurer's Report:

Chris Negvesky provided an update on the finances.

- We had deposits of \$8,365.44 since the start of the year
- We had expenses of \$548.93. \$24.10 from Duke Energy, \$351.96 from A-Stellar, \$110.37 from Office Max and \$62.50 from SunBiz
- The savings account has a total of \$20,004.74 and the two checking accounts \$12,289.32 and \$6,679.56, resulting in a total equity of \$38,973.62.
- New bills coming in are: \$25.40 for Duke Energy, \$487.15 for the website and email hosting, \$351.96 for A-Stellar and \$256.80 for the UPS store
- Discussion was brought around the invoice presented from Justin Wagg's business Weiter Marketing, LLC. Justin Wagg was previously supporting all web hosting costs personally, but is now doing so through his personal business. The invoice summarizes the direct costs Weiter Marketing has occurred for hosting web services for the Board. Justin Wagg will provide itemized receipts for all items to confirm that there is no mark-up on the invoice and it's simply a summary
 - Motion that Weiter Marketing will perform their services at cost by Jim Watson. Steve Kansagor seconded, all in favor and none opposed.
- Audit will be completed by end of February
- Approximately 65% have paid their dues so far. We will send out reminder letters in the next two weeks, and Jim Watson offered to print the letters and hand deliver them

Motion to accept Treasurer's Report by Kim Branch
Kansagor. All in favor and none opposed

Second – Steve

9. Committee Reports

- a. Welcome Committee—Steve Kansagor
 - Nothing to report

- b. Architectural Committee—Walter Johnson
 - Two letters went out in January and an ARC approval:
 - Approved ARC form for 2711 Brattle Lane to replace the front door.
 - Letter sent to 3463 Northridge Drive regarding a camper being parked in the driveway overnight on two occasions.
 - Letter sent to 3316 Northridge Drive regarding a boat being parked in the driveway.
- c. Entrance Committee--Walter Johnson
 - New flowers are in. On the south end one bush was removed so it wasn't hiding the light.

10. Unfinished Business

- a. None

11. New Business

- a. None

12. Open Discussion (3 minutes per person)

- Jason Swierk is from a different community that borders ours. He came to listen to some of our thoughts and plans for potential traffic calming with the upcoming construction. He also provided us with an update on the Pinellas County Trail and why it's been delayed. Residents on Meadow Wood requested that the city not use Meadow Wood street for part of the trail.
- Jim Watson has suggested that the covenants has not been reviewed in several years and requested that we start a process to review the covenants. There are several things missing, such as PVC fencing, solar panels on roofs, etc.
 - Russell Smith suggested that he would go through the covenants and start the process of a review
 - Russell will also speak with the attorney to see if we can add to the covenants without a vote in case there is simply nothing stated right now

13. Adjournment:

Russell Smith adjourned the meeting at 9:53. Next meeting will be March 14th, at 9 AM.