

**Countryside Northridge Homeowners Association  
Board of Directors' Meeting Minutes  
January 12, 2019 – 9:00 AM  
Countryside Country Club  
3001 Countryside Blvd.  
Clearwater, Florida 33761**

Approval:

- No Corrections  
 With Corrections (attached)

*W. Kevin Smith*  
\_\_\_\_\_  
President CNHA

*2/9/19*  
\_\_\_\_\_  
Date

Attachments:

1. Architectural Review Committee Submissions
  - a. 2657 Beaumont Court – Painting approval
  - b. 3481 Northridge Dr – Request for painting
2. Sign-In Sheet
3. Agenda

1 Call to Order:

Russell Smith called the meeting to order at 9:02 am.

2 Proof of notice of meeting:

Signs were out by 8:30 am on 01/10/19 at both Northridge entrances.

3 Roll call to establish quorum:

3 board members are present, absent are Chris Negvesky and Justin Wagg (arrived late at 9:21 am). Guests present are: Walter Johnson, Bill Jonson, Tom Hartranft and Jeff Miller

4 Approval of minutes from 11/17/18

- Draft of the meeting minutes were prepared by Tom Hartranft.
- Bill Jonson requested an edit on Page 4, 9, iii.
- Lawrence Taylor was the City Neighborhood Administrator.
- Kim Branch noted that the meeting was held on 11/17 and not 11/10.
- Annual meeting minutes were reviewed and updates have been made. These will not be approved until the 2019 year end meeting

Motion to approve – Steve Kansagor

Second – Kim Branch

All in Favor – 3    Opposed – 0

5 President's Report

- a) Russell Smith stated that the board will meet the 2<sup>nd</sup> Saturday of each month at the Country Club. He will share the calendar with the rest of the board members via email. The annual meeting will be 12/3/19 and Walter Johnson will reserve the room at the recreation center.
- b) **Banking Update** – We can keep the old account number and Chris Negvesky has just received new checks for the account. We are in the process of taking back full control of the account. Ameritech has been removed and signature cards have been signed by Russell, Chris and Kim.
- c) **Dues Letter** – We will include a 'save the date' message regarding the Clearwater Neighborhood day on March 30<sup>th</sup>. We are not going to include a pre-addressed, stamped envelope as we have done in the past. The letter will direct residents to the website to get additional information.
- d) **Well Update** – North Entrance Well - We paid \$300 to the first vendor to try and remove the pump but they were unable to do it. There is a \$1500 charge outstanding to the second vendor however they still have not

invoiced us. Russell has contacted them and does not plan to reach out again but this bill may come in over the next month. Charlies Wells installed a 4 point shallow well at a cost of \$2400 and that invoice has been paid. Everything is functional at this time.

- e) There was an accident at Curlew and Northridge and the vehicle breached our landscaping. Russell Smith was present when the police arrived and notice that the lights by the palms needed to be replaced. There are 2 and cost \$100 each. Motion to approve – Kim Branch, Second Steve Kansagor, All in Favor 3 Opposed 0
- f) Bill Jonson inquired about assistance for a neighbor to paint their house. It was decided that Bill will have a sign in sheet at the Community Day to get the names of those that are interested in helping. The board needs to stay removed from the situation.
- g) **Residents Directory** – an updated resident directory will be posted online on the HOA website

## 6 Committee Reports

### **Architectural Control Committee:**

- Two ARC request forms were submitted for review. They are attachment to the minutes
- ARC form has been modified by Walter Johnson. Ameritech information has been removed, along with a couple unnecessary questions
- The updated ARC form will be posted on the HOA website

### **Welcome Committee:**

- No activity from the welcome committee since the last meeting

### **Audit Committee:**

- Previous auditors will continue to audit once 2018 Financials have been handed over by Ameritech and approved by the board

## 7 Unfinished Business

- Bill Jonson gave out notice from the Clearwater Homeowners Coalition. Dues notice for \$40 was passed along.
- Bill Jonson provided latest Police report. Thefts are down. Violent crime is down.
- Update to the recycling program was discussed.
- Steve Kansagor motioned to approve payment of \$40 dues for Clearwater Homeowners Coalition. Kim Branch second. All in Favor 3 – Opposed 0.

## 8 New Business

### a) Election of Officers for 2019

- Russell Smith thanked Tom Hartranft for his 10 years of service as Secretary of the Board.
- Steve Kansagor motioned to install Justin Wagg as new Secretary of the Board. Kim Branch seconded motion. Unanimous vote in favor with none opposed.
- New 2019 Board consists of:
  - Russell Smith – President
  - Kim Branch – Vice President
  - Steve Kansagor – Director
  - Chris Negvesky – Treasurer
  - Justin Wagg – Secretary
- President appointed the following committees and members to those committees:
  - Architectural and Entrance
    - Russell Smith
    - Kim Branch
    - Walter Johnson
  - Welcoming
    - Steve Kansagor
  - Nominating
    - Justin Wagg
    - Russell Smith

### b) Resolution removing old signatories from checking account and appointing new ones

- Steve Kansagor motioned that the three individuals proposed may have signing authority for checks (President Russell Smith, Treasurer Chris Negvesky and Vice President Kim Branch). Justin Wagg seconded motion. Unanimous vote in favor with none opposed.

### c) Setting meeting schedule for 2019 and changing meeting location on website

- Russell Smith proposes to meet the 2<sup>nd</sup> Saturday morning of each month at the Countryside Country Club. The meeting times and schedule will be posted on the HOA website

### d) Schedule meeting with attorney for new board members

- Russell Smith will set up a meeting with our attorney to introduce Justin Wagg as the newest member of the board. The meeting will take place in the next two weeks following the Board of Directors' meeting

## 9 Member Comments

- Justin Wagg proposes to publish all Board of Directors' Meeting minutes on the HOA website after Board approves them

- Walter Johnson suggested changing the address for Duke Energy and the Gardener Maintenance feeds to the new mailbox address
- Audit of 2018 Financials can't be done until the board approves them.
- Walter Johnson will send the HOA due form to Justin Wagg to post on the HOA website
- Steve Kansagor requested that we add an email address field to the HOA form. Email addresses will be used for internal communication only.
- Kim Branch suggested we do a monthly email to drive members to the new HOA website and inform them of relevant news

#### 10 Adjournment:

Russell Smith adjourned the meeting at 10:04. Next Board of Directors' meeting will be February 9th

NOTES