

Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
January 11, 2020
Countryside Country Club

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 and Full Year financial statements for November and December 2019
4. 11/3/19 Letter sent to 2723 Redford Court East approving a painting request
5. 11/6/19 Attorney Letter sent to 2712 Sedgefield Court East regarding a utility trailer violation
6. 11/6/19 Letter sent to 2683 Redford Court West regarding a window boarded up
7. 11/6/19 Letter sent to 2680 Montague Court West regarding a trash can violation
8. 11/6/19 Letter sent to 3450 Northridge Drive regarding a trash can violation
9. 11/6/19 Letter sent to 2698 Meadow Wood Drive regarding a trash can violation
10. 11/6/19 Letter sent to 2709 Saxony Court East regarding a pergola violation
11. 11/7/19 Letter sent to 2699 Sedgefield Court West regarding fence violations
12. 11/23/19 Letter sent to 2699 Sedgefield Court West approving a roof replacement
13. 11/26/19 Shame on you letter sent to 2689 Saxony Court West regarding a roof replaced without approval
14. 11/21/19 Letter sent to 3451 Northridge Drive approving a driveway replacement
15. 12/3/19 Letter sent to 2680 Saxony Court West regarding a trash can violation
16. 12/4/19 Letter sent to 2692 Beaumont Court regarding lot upkeep
17. 12/9/19 Letter sent to 2710 Saxony Court East approving a painting request
18. City of Largo Traffic Calming Study

1. Welcome and Introductions of Attendees:

Russell Smith called the meeting to order at 9:05 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. In addition to four board members which represent a quorum (Justin Wagg was absent) the following guest was present--Walter Johnson. The meeting was not recorded.

2. Minutes Approval

The minutes of the November 9, 2019 Board Meeting were not available for approval nor were the minutes from the December 3, 2019 annual meeting available for review. Both items will be handled next month.

3. Presidents Report

- a. Russell reported the City sent a letter to Klapka about their fence which was erected without a permit and with the good side facing in. Once the fence is taken down, it has to be moved to a location allowed by the Covenants. The City has given the resident until January 28 to respond.
- b. The meeting dates for 2020 have been set with the only exception to the second Saturday of the month being April which was moved to 4/18 due to the children's Easter Egg hunt being held at the club on the 11th. The Annual Meeting has been confirmed for 12/1 at the Countryside Recreation Center. The 2020 remaining meeting dates are as follows: February 8, March 14, April 18, May 9, June 13, August 8, September 12, October 10, November 14, and December 1. The dates will be posted on the website.
- c. By acclamation, the Board Members agreed to serve in the same capacities for 2020.
- d. Russell appointed the following Committees:
Architectural and Entrance--Russell, Kim, and Walter
Welcome--Steve
Nominating--Russell
Audit--Tom and Sheri Smiddy
- e. The HOA will participate in Clearwater Neighborhoods Day to be held on March 28. Russell will submit an application.

4. Treasurer's Report:

Chris Negvesky provided the November and December 2019 Treasurer's reports and full year financial statements (Attachment 3).

a. The November report showed monthly income of forty four cents from bank

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interest. Monthly expenses totaled \$845.81 which represented charges for Duke Energy, A Stellar, envelopes, sign repair, postage, copying, and a legal bill from Cianfrone, Nikoloff, et al for covenant violations.

b. New bills for November totaled \$377.05 for A Stellar and Duke Energy.

c. The balances in the two checking accounts totaled \$12,160.16 and the savings account balance was \$20,004.07 for total equity of \$32,164.24.

d. The December report showed monthly income of \$100.42 which consisted of an Estoppel Fee, and bank interest. Monthly expenses totaled \$1,107.55 which represented charges for Duke Energy, A-Stellar, replenishment of welcome cards for new residents, and a legal bill from Cianfrone, Nikoloff, et al for covenant violations

e. New bills for December totaled \$376.06 for A Stellar and Duke Energy.

f. The balance in the two checking accounts totaled \$11,152.71 and the savings account balance was \$20,004.40 for total equity of \$31,157.11.

g. Chris suggested an increase in the CD from \$20k to \$25k for a six to twelve month period depending upon the rate. Steve Kansagor made the above motion which was seconded by Kim Branch.

All in favor--4 Opposed-0

h. Chris reported that bills for the 2020 dues were mailed to the residents on January 6.

Motion to accept treasury reports and full year financials and file for Audit– Kim Branch Second – Steve Kansagor

In Favor – 4 Opposed – 0

5. Committee Reports

a. Welcome Committee—Steve Kansagor

1. One welcome package was delivered.

b. Architectural Committee—Walter Johnson

As a result of the inspection on 1/8/20, our landscaper will be contacted to mow the lawn at 2692 Beaumont Court since a 12/4/19 10 day letter produced no results. In addition--

11/3/19 Letter sent to 2723 Redford Court East approving a painting request Attachment 4

11/6/19 Attorney Letter sent to 2712 Sedgefield Court East regarding a utility trailer violation Attachment 5

11/6/19 Letter sent to 2683 Redford Court West regarding a window boarded up Attachment 6

11/6/19 Letter sent to 2680 Montague Court West regarding a trash can violation Attachment 7

- 11/6/19 Letter sent to 3450 Northridge Drive regarding a trash can violation Attachment 8
- 11/6/19 Letter sent to 2698 Meadow Wood Drive regarding a trash can violation Attachment 9
- 11/6/19 Letter sent to 2709 Saxony Court East regarding a pergola violation Attachment 10
- 11/7/19 Letter sent to 2699 Sedgefield Court West regarding fence violations Attachment 11
- 11/23/19 Letter sent to 2699 Sedgefield Court West approving a roof replacement Attachment 12
- 11/26/19 Shame on you letter sent to 2689 Saxony Court West regarding a roof replaced without approval Attachment 13
- 11/21/19 Letter sent to 3451 Northridge Drive approving a driveway replacement Attachment 14
- 12/3/19 Letter sent to 2680 Saxony Court West regarding a trash can violation Attachment 15
- 12/4/19 Letter sent to 2692 Beaumont Court regarding lot upkeep Attachment 16
- 12/9/19 Letter sent to 2710 Saxony Court East approving a painting request Attachment 17

- c. Entrance Committee--Walter Johnson
Russell Smith is working with the Landscaper to have the grass mowed at the rental house on Beaumont Court

6. Old Business

- a. None

7. New Business

- a. None

8. Announcements

The next Board Meeting is scheduled for February 9, 2020

9. Comments by association members (3 minutes per person)

- a. Walter Johnson requested that the Board contact the City of Clearwater regarding increased traffic, speeding, and traffic calming for Northridge Drive in order to protect the safety of our residents and preserve property values. Since the speed humps were installed on Lakeshore Lane (from Curlew Road to Brattle Lane) in December, there has been an increase in Northridge Drive traffic from people wanting to avoid the speed humps. In addition, they show no regard for the speed limit or speed feedback signs. The City should be requested to provide enforcement of the traffic rules. The City should also be requested to provide traffic calming devices as traffic on Northridge is at least four times greater than on Lakeshore and they recently received the devices. Walter

also produced a newspaper article regarding a study done by the City of Largo which showed an improvement in both speeding and volume counts on streets that received the devices. A copy of that article appears as Attachment 18.

10. Adjournment:

Russell Smith adjourned the meeting at 10:03

DRAFT