

Countryside Northridge Homeowners Association
Board of Directors' Meeting Minutes
June 8, 2019 – 9:00 AM
Countryside Country Club
3001 Countryside Blvd.
Clearwater, Florida 33761

Approval:

- No Corrections
 With Corrections (attached)

Ben Smith

President CNHA

8/17/19

Date

Attachments:

1. Treasurer's Report
2. ARC Notification Letters
 - a) Resident--2674 Meadow Wood Drive
 - b) Resident -2689 Saxony Court West
 - c) Resident-2686 Beaumont Cour
 - d) Resident -2688 Saxony Court West
 - e) Resident -3438 Northridge Drive
 - f) Resident -2687 Beaumont Cour
 - g) Resident -2676 Redford Court West
 - h) Resident -2683 Redford Court West
 - i) Resident -2688 Redford Court West
 - j) Resident -2689 Redford Court West
 - k) Resident - 2705 Redford Court East
 - l) Resident - 2706 Redford Court East
 - m) Resident -2667 Meadow Wood Drive
 - n) Resident - 2672 Montague Court West
 - o) Resident - 2700 Sedgefield Court East
 - p) Resident - 2650 Beaumont Court
 - q) Resident -2657 Beaumont Court
3. Sign-In Sheet
4. Agenda

1 Call to Order:

Russell Smith called the meeting to order at 9:00 am.

2 Proof of notice of meeting:

Signs were out by 8:00 am on 06/06/19 at both Northridge entrances.

3 Roll call to establish quorum:

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

4 Approval of minutes from 04/13/19 and 05/11/19

- Kim Branch motions to approve minutes from 04/13/19. Steve Kansagor seconds. All in favor and none opposed
- Chris Negvesky motions to approve 05/11/19 minutes. Steve Kansagor seconds. All in favor and none opposed.

5 President's Report

- Russell Smith and Walter Johnson went through the neighborhood this week. A couple violations that will require letters to go out
- Russell Smith reached out to the resident from 2676 Redford Court West about the vehicle parked. Russell Smith also texted her as well and CCed Walter Johnson. She did not respond, so the letters have been passed on to the attorney to contact her
- 2674 Meadow Wood Drive had garbage cans out again. A letter will be go out informing them about the violation
- There was a sign put up on a house on Northridge asking people to pick up their dog feces. We will need to remind the homeowners that we aren't allowed any signs on properties here
- Reminder that we changed the August meeting to August 17th. We also don't have a meeting in July
- There were questions that came up and complaints about the Police vehicle parked on Northridge. According to **Florida** Statute 320.01(26), a "**Commercial Motor Vehicle**" is a **vehicle** not owned by the government, with a Gross **Vehicle** Weight (GVW) of 26,001 lbs. or more, or has three or more axles regardless of weight, or is used in combination (**vehicle** plus trailer) when the weight of such combination exceeds 26,001

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6 Treasurer's Report

- 5 residents still haven't paid their dues yet. They are:
 - Resident on Beaumont Ct W
 - x2 Residents on Brattle Ln
 - x2 Residents on Saxony Ct W
- We have over \$35,000 in cash on hand. Chris Negvesky suggested we get a CD for \$20,000 to start incurring interest.
 - Walter Johnson suggested we do two \$10,000 CDs, in case we need to liquidate one prematurely
 - Discussed two \$10,000 CDs (\$20,000 total), one with a longer-term commitment and one short term
- Kim Branch motions to set up two \$10,000 CDs. Steve Kansagor seconds. All in favor and none opposed
- Steve Kansagor asked the question of what we do for next year, if we are looking at having over \$40,000 in cash
 - Russell Smith reminded group that we decided to maintain the dues at \$145 in case we needed to replace the entire well systems
 - In the December meeting, we can propose a reduction of dues so we are breaking even on regular expenses.
 - Our covenence limits us to increasing the dues no more than 15% each year
- Russell Smith and Chris Negvesky will get in touch with our attorney to find out if we can offer a discount on early payment for dues paid next year.
- Payments totaling \$374.95 were made. \$22.99 Duke Energy, \$351.96 for landscaping
- Bank account 7090 has \$7,093.43, Account 6851 has \$7,919.21 and Account 7146 has \$20,001.32 on account

7 Committee Reports

A) Architectural Control Committee:

- 1 approval and 5 violation letters went out in May
 - Resident --2674 Meadow Wood Drive--trash can storage
 - Resident -2689 Saxony Court West-painting without approval
 - Resident -2686 Beaumont Court-trash can storage
 - Resident -2688 Saxony Court West-covenant violation letter from Attorney
 - Resident -3438 Northridge Drive-approved painting request

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- Pervaiz/Giannelli-2687 Beaumont Court-re-roofing without approval
- 11 lawn violations were sent out:
 - Resident - 2676 Redford Court West - bare spot by tree in front yard
 - Resident - 2683 Redford Court West - front yard all weeds grass needs to be replaced
 - Resident - 2688 Redford Court West - bare areas in front yard
 - Resident - 2689 Redford Court West - bare areas in front yard
 - Resident - 2705 Redford Court East - grass between sidewalk and street
 - Resident - 2706 Redford Court East - grass in front yard on both sides of driveway
 - Resident - 2667 Meadow Wood Drive - grass in front yard
 - Resident - 2672 Montague Court West - grass between sidewalk and curb
 - Resident - 2700 Sedgefield Court East - grass on southwest corner of lot
 - Resident - 2650 Beaumont Court - bare area around the mailbox
 - Resident - 2657 Beaumont Court - grass on the left side of the driveway

B) Welcome Committee:

- New homeowners at 2679 Brattle. They will be welcomed in in June

C) Entrance Committee:

- Nothing to report

8 Update on Board Email and Setup

- The meeting dates will be posted on the website going forward
- The Gmail email address will be removed from the website
- Justin will add the text notifications for all board members and turn off forwarding

9 Unfinished Business

- Nothing to report

10 New Business

- Bill Jonson gave an update on the last coalition meeting. Neighborhood coalition update that city of Clearwater is saying people are leaving cars

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unlocked and they are getting stolen. They are recommending people leave their cars locked

11 Open Discussion (3 Minute Limit)

- Nothing to report

12 Adjournment:

Russell Smith adjourned the meeting at 10:07 am. Next Board of Directors' meeting will be August 17th

NOTES