

**Countryside Northridge Homeowners Association
Board of Directors' Meeting Minutes
May 11, 2019 – 9:00 AM
Countryside Country Club
3001 Countryside Blvd.
Clearwater, Florida 33761**

Approval:

- No Corrections
 With Corrections (attached)



President CNHA

Date

6/8/19

Attachments:

1. Treasurer's Report
2. ARC Notification Letters
 - a. Resident – 2690 Meadow Wood Drive
 - b. Resident – 2683 Redford Court West
 - c. Resident – 2689 Redford Court West
 - d. Resident – 2704 Saxony Court East
 - e. Resident – 2682 Redford Court West
 - f. Resident – 2688 Redford Court West
 - g. Anahid Investments LLC – 2709 Saxony Court East
 - h. APPY Investment LLC – 2687 Brattle Lane
 - i. Resident – 2662 Beaumont Court West
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 05/09/19 at both Northridge entrances.

3 Roll call to establish quorum:

Chris Negvesky is absent. All other board members are present. Guests present are: Walter Johnson and Bill Jonson, Justin Lowry and Nissa Lowry

4 Approval of minutes from 04/13/19

- Minutes are missing a couple items from the Treasurer's report
- We will wait to approve minutes from April until June, when all information from the Treasurer's report is entered

5 President's Report

A. Lawns Needing Attention

- Russell Smith and Walter Johnson went through neighborhood this past week and wrote up list of lawns needing attention
- 10 lawns likely need attention
- All board members will review lawns by May 18th, as the letters will go out in the name of all Board of Directors notifying homeowners of the upkeep required

6 Treasurer's Report

- Chris Negvesky was not present at meeting but provided an electronic copy of the information below:
- 5 residents haven't paid their dues yet. They are on: ○ Beaumont Ct W
○ x2 on Brattle ○ x2 on Saxony Ct W
- \$1307.90 of HOA dues deposited (\$1305 + \$2.90 in late interest) ○ Payments totaling \$575.95 were made. \$22.99 Duke Energy, \$351.96 for landscaping and \$200 for well maintenance which was pre-approved

- Bank account 7090 has \$19,082.91 and Account 6851 has \$15,533.72 on account

7 Committee Reports

A) Architectural Control Committee:

- Six approval and three violation letters went out in April
- Resident – 2690 Meadow Wood Drive – Fence replacement request approval
- Resident – 2683 Redford Court West – Utility trailer violation – final warning
- Resident – 2689 Redford Court West – Painting without permission
- Resident – 2704 Saxony Court East – Painting without permission
- Resident – 2682 Redford Court West – Response to letter from April 15th
- Resident – 2688 Redford Court West – Painting request approval
- Anahid Investments LLC – 2709 Saxony Court West – approval for exterior changes
- APPY Investment LLC – 2687 Brattle Ln – Fence replacement approval
- Resident – 2662 Beaumont Court West – Approve roof replacement request
- Justin Lowry attended to request additional information about the complaint of the color of the painted door for their residence
- Nissa Lowry provided photo examples of other similarly painted doors
- Kim Branch explained that the letters go out to clarify that proper procedure is request approval first before painting
- The board reviewed the color of the door, reminded Justin Lowry to request permission next time, and agreed to allow the color to stand as is
- Motion made by Kim Branch and seconded by Steve Kansagor to approve the color of the door at the Lowry residence. All in favor and none opposed
- Final letter went out to the Martins at 2688 Saxony Court West, informing them that if they do not come into compliance with leaving garbage cans exposed in front of the garage, we will need to send the issue to the attorney
- Steve Kansagor motions to send issue to our attorney. Russell Smith seconds. All in favor and none oppose

B) Welcome Committee:

- Nothing to report

C) Entrance Committee:

- Nothing to report

8 Unfinished Business

- Nothing to report

9 New Business

- Bill Johnson gave an update on the last coalition meeting. The city had discussions on what to do with Coachman Park and is budgeting for it

10 Open Discussion (3 Minute Limit)

- Complaints have come in about people not holding to the stop signs on Meadow Wood and Northridge and speeding through Northridge
- Walter Johnson suggested that Russell Smith contact the City Police and request someone come out to monitor
- Kim Branch suggested that we add something to the website to clarify what constitutes exterior changes and painting, etc.

11 Adjournment:

Russell Smith adjourned the meeting at 9:47 am. Next Board of Directors' meeting will be June 8th

NOTES