

**Countryside Northridge Homeowners Association  
Board of Directors  
Meeting Minutes  
October 12, 2019  
Countryside Country Club**

**Approval:**

- No Corrections
- With Corrections (attached)

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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 report for September 2019
4. Letter sent to Bill and Rebecca Jonson on Redford Court West approving a painting request
5. Letter sent to Invitation Homes about their property on Beaumont Court regarding a trash can violation
6. Letter sent to homeowners on Redford Court West approving a tree removal
7. Letter sent to homeowners on Sedgefield Court East regarding a trailer violation
8. Letter sent to homeowners on Brattle Lane regarding a scooter violation
9. Letter sent to homeowners on Sedgefield Court West regarding fence neglect
10. Letter sent to homeowners on Redford Court East approving a roof replacement

## 1. Welcome and Introductions of Attendees:

Russell Smith called the meeting to order at 9:23 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 three board members which represent a quorum (Justin Wagg and Chris Negvesky were absent) the following guests were present--Walter Johnson, Bill Jonson, and Jack Frost--a renter at the property owned by Invitation Homes--2692 Beaumont Court.

## 2. Minutes Approval

The minutes of the September 14, 2019 Board Meeting were presented and reviewed. No changes were suggested.

Motion to accept the minutes as presented--Kim Branch  
Second – Steve Kansagor  
In Favor – 3    Opposed – 0

## 3. Presidents Report

- a. Russell discussed the pickup truck on Redford Court East with the business lettering on both sides requesting that the Board approve having the attorney take action using the City's definition of a commercial vehicle which states any advertising of a business on a vehicle makes it a commercial vehicle which is prohibited by our Covenants.

Motion to refer the commercial vehicle to the attorney--Kim Branch  
Second--Steve Kansagor  
In Favor - 3    Opposed -0-

- b. Russell also mentioned that we will send a letter to the owner on Saxony Court East requesting he remove the pergola since it is a structure which is not allowed by our Covenants.

## 4. Treasurer's Report:

Chris Negvesky provided the September 2019 Treasurer's report (Attachment 3).

- a. The report showed monthly income of \$258.50 which consisted of dues, interest on dues, an estoppel fee, and bank interest. With these payments all members are paid in full.

b. Monthly expenses totaled \$886.05 which represented charges for Duke

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Energy, A-Stellar, Annual Report Filing Fee, reimbursement to Russell Smith for document storage, neighborhood day, an overseas collect phone bill, and a legal bill from Cianfrone, Nikoloff, et al for covenant violations.

c. New bills for October totaled \$378.65 which will be itemized on the October Treasurers Report.

d The balance in the two checking accounts totaled \$13,306.44 and the savings account balance was \$20,003.40 for total equity of \$33,309.84.

e. Chris also provided a report showing monthly and year to date comparisons of income and expenses to budget (Attachment 4) and another report showing proposed 2020 budgets with dues at \$145, \$125, and \$100. These reports are to be reviewed by Board Members for discussion and approval of next years' dues at the November Meeting.

Motion to accept treasury report and file for Audit– Kim Branch  
Second – Steve Kansagor  
In Favor – 3    Opposed – 0

## 5. Committee Reports

a. Welcome Committee—Steve Kansagor

1. Two homes have closed but are not occupied as yet.

b. Architectural Committee—Walter Johnson

As a result of the inspection on 10/7, two letters were sent. In addition--  
Letter sent to homeowner on Redford Court West approving a painting request (Attachment 5)

Letter sent to Invitation Homes about their property on Beaumont Court regarding a trash can violation (Attachment 6)

E-mail sent to homeowner on Redford Court West approving a tree removal (Attachment 7)

Letter sent to homeowner on Sedgefield Court East regarding a trailer violation (Attachment 8)

Letter sent to homeowner on Brattle Lane regarding a scooter violation (Attachment 9)

Letter sent to homeowner on Sedgefield Court West regarding fence neglect (Attachment 10)

Letter sent to homeowner on Redford Court East approving a roof replacement (Attachment 11)

- c. Entrance Committee--Walter Johnson  
Walter Johnson is still working with the Landscaper to have the shrubs at the South entrance trimmed and flowers re-planted.

## **6. Old Business**

- a. None

## **7. New Business**

- a. Bill Jonson gave an update on the Coalition Meeting held on 9/9/19--.
  - 1. The speakers were Senator Hooper and Representative Blackmore. Together, they gave a presentation on the following topics--homelessness, Sadowski Fund (maintaining the fund for affordable housing), school shootings, mental health, Home Rule (why cell phone antennas are allowed where ordinances are against it), gun control, Red Tide (39% of Florida is on Septic Systems), new laws being drafted on child drownings and fines for passing stopped school buses
  - 2. A conference is being planned for 10/19 on building better neighborhoods through Social Responsibility.

## **8. Announcements**

The next Board Meeting is scheduled for November 9, 2019

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

Jack Frost (a tenant in the home at 2692 Beaumont Court owned by Invitation Homes) stopped by to deliver a package to the Board regarding the living conditions his family is subject to, lawsuits filed against the owner, and eviction notices filed against the tenant. The papers allege raw sewage backed up in the home, hazmat conditions in the residence, and the tenant being locked out of the garage and yard. The Board was informed that the City has filed violations against the owner and a hearing will be held at City Hall on 10/23/19 at 1:30 pm.

## **10. Adjournment:**

Russell Smith adjourned the meeting at 10:03