

Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
September 14, 2019
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 report for August 2019
4. Letter sent to Resident on Brattle Lane regarding a camper violation
5. Letter sent to Resident on Montague Court West regarding a follow-up on their grass plan
6. Letter sent to Resident on Meadow Wood Drive regarding a trash can violation
7. Letter sent to Resident on Redford Court East giving 14 days notice on their commercial vehicle violation
8. Letter sent to Resident on Redford Court West for roof replacement without approval
9. Letter sent to Resident on Northridge Drive approving a re-painting

1. Welcome and Introductions of Attendees:

Russell Smith called the meeting to order at 8:59 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 Steve Kansagor were absent) the following guests were present--Walter Johnson and Bill Jonson

2. Minutes Approval

The minutes of the August 17, 2019 Board Meeting were presented and reviewed. The following changes were suggested:

- a. The names of delinquent residents need to be removed from the minutes and referred to as "one resident"
- b. A legal bill in the amount of \$612.50 was approved but no explanation was given--it should be expenses incurred from a resident on Redford Court West that violated the commercial vehicle covenant.

Motion to accept the minutes with the above changes –Kim Branch

Second – Chris Negvesky

In Favor – 3 Opposed – 0

3. Presidents Report

- a. Russell indicated that he had spoken with three City of Clearwater employees regarding the proposed overpass at US 19 and Curlew Road. While they indicated that Northridge Drive and Northside Drive would see increases in traffic, the project would not start until possible 2021. They also reported that the traffic calming ideas used on Cleveland Street have been abandoned due to high costs.

4. Treasurer's Report:

Chris Negvesky presented August 2019 Treasurer's report (Attachment 3).

- a. The report showed monthly income of \$158.03 which consisted of dues, interest on dues, and bank interest. With these payments all members are paid in full.

- b. Monthly expenses totaled \$603.65 which represented charges for Duke Energy, A-Stellar, and a legal bill from Cianfrone, Nikoloff, et al for covenant violations.

- c. New bills for September totaled \$887.30 which will be itemized on the September Treasurers Report.

--	--

d The balance in the two checking accounts totaled \$13,934.33 and the savings account balance was \$20,002.72 for total equity of \$33,937.05.

Motion to accept treasury report and file for Audit– Kim Branch

Second – Russell Smith

In Favor – 3 Opposed – 0

5. Committee Reports

a. Welcome Committee—Steve Kansagor

1. One packet was delivered to Redford Court East while two other homes have closed but are not occupied as yet and two other sales are pending.

b. Architectural Committee—Walter Johnson

As a result of the inspection on 9/11, three letters were sent. In addition--

1. Letter was sent to Resident on Brattle Lane regarding a camper violation (Attachment 4)
2. Letter was sent to Resident on Montague Court West regarding a follow-up on their grass plan (Attachment 5)
3. Letter was sent to Resident on Meadow Wood Drive regarding a trash can violation (Attachment 6)
4. Letter was sent to Resident on Redford Court East giving 14 days notice on their commercial vehicle violation (attachment 7)
5. Letter was sent to Resident on Redford Court West for roof replacement without approval (Attachment 8)
6. Letter was sent to Resident on Northridge Drive approving a re-painting request (Attachment 9)

c. Entrance Committee--Walter Johnson

A call was made to Matt Shin of A-Stellar Landscaping regarding trimming of the shrubs at the south entrance and replacement of the flowers at the north entrance. Matt reported that they were out there to trim the shrubs twice but got rained out both times. It will be taken care of next week. In addition, his flowers come from Naples, they were supposed to be in two weeks ago but had a fungus and had to be treated. They will be replaced shortly

6. Old Business

- a. None

7. New Business

- a. Bill Jonson gave an update on the Coalition Meeting held on 9/9/19--.

1. A conference is being planned for 10/19 on Building better neighborhoods through Social Responsibility.
2. A presentation was given on Imagine Clearwater--Coachman Park.
3. Rick Hartman gave a presentation on "Complete Streets" addressing the intersection of Drew Street and Hercules Avenue.
4. It was reported that the Del Oro neighborhood (by Ruth Eckerd Hall) was having a serious problem with thefts of outgoing checks left in mailboxes.

8. Announcements

The next Board Meeting is scheduled for October 12, 2019

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

None

10. Adjournment:

Russell Smith adjourned the meeting at 10:08

DRAFT