

**Countryside Northridge Homeowners Association**  
**Board of Directors**  
**Meeting Minutes**  
**September 19th, 2020**  
**Online via Zoom Meeting**

**Approval:**

- No Corrections
- With Corrections (attached)

---

Russell Smith, President CNHOA

Date

**Attachments:**

1. CNHOA Board Meeting Attendance Log
2. CNHOA Board Meeting Draft agenda
3. CNHOA Treasurer's reports
4. 7/3 2699 Sedgefield Court West approved a landscaping request
5. 7/3 2694 Brattle Lane approved replacement of windows
6. 7/8 2676 Redford Court West jet ski and trailer violation letter
7. 7/13 2694 Brattle Lane originally approved a fence replacement but approval was cancelled as fence was changed. A new request will be required.
8. 7/13 2664 Redford Court West trash can violation letter
9. 7/24 3456 Northridge Drive animal covenant letter
10. 7/24 2693 Beaumont Court trash can violation letter
11. 7/31 2709 Saxony Court East sign violation letter
12. 8/1 2689 Montague Court West boat violation letter
13. 8/6 2665 Montague Court West approved roof solar panels
14. 8/6 2700 Meadow Wood Drive approved roof replacement

## **1. Welcome and Call to Order:**

Russell Smith called the meeting to order at 9:01am and presented a draft agenda (Attachment 2) that was prepared by Justin Wagg. Notice of the meeting was posted on the website by September 9th. Three guests present, Walter Johnson, Maria Canant, and Lisa Grigg.

## **2. Proof of Notice of Meeting:**

Notice of the meeting is posted on the website by September 9th, 2020.

## **3. Roll Call to Establish Quorum:**

All board members were present except Chris Negvesky.

## **4. Approval of the August Meeting Minutes**

We reviewed the meeting minutes from August 8<sup>th</sup> and made two small changes to the minutes. After these changes were made, Kim Branch motioned to approve minutes. Steve Kansagor seconded. All in favor and none opposed.

## **5. Annual Meeting Plans**

- Russell and Walter went to measure the room at the Countryside Rec Center to determine what the capacity would be
- Capacity seems to be able to fit about 25 people with social distancing
- We have a contact from the community who will inquire at All Saints Catholic Church, to see if we will be able host there instead, if they have more space available
- In either case, we will provide a hybrid option of online and in-person, but will request that people vote by proxy when possible, and only send one member per household (partners and spouses requested not to attend in person)
- Everyone will need to wear a mask, except for when you are speaking
- We should ask people to reserve a physical spot if they plan on coming in person, so we have an idea of head counts physically at

## **6. President's Reports**

- a. The Architectural Review Committee is provided additional authority per the State of Florida than that of the board of directors. Russell has requested that the Legal Counsel cite wording for that in response to the complaint against 2709 Saxony Ct E. A letter will be sent to the board to review before it is sent to the homeowners.
- b. Our legal attorney has recommended we engage in a modernization project for the Covenants in 2021, as most of the covenants have not been updated

since their original conception in the mid 80s. More on this to come in the coming meetings.

## **7. Treasurer's Report:**

- Chris was absent but provided guidance for budgets for 2021 that Russell presented.
- We left the dues in 2020 at \$145 in anticipation of a large construction project to take place on Curlew and Hwy 19, which would result in additional traffic running through the neighborhood. The city suggested that if the neighborhood helped provide funds for traffic calming elements, the city would also be able to help support
- With the construction project being pushed back to at least 2022 now, we are considering reducing the annual dues in 2021 down to \$100 per household.
- The reduction will still cover all foreseeable expenses for 2021, and with the \$40,000 in cash reserves, we feel comfortable with the reduction in dues
- The \$100 dues will leave us with approximately \$2,000 in extra cash reserves in 2021
- Steve Kangsagor motioned to reduce 2021 dues to \$100, with Kim Branch seconding. All in favor and none oppose.
- Chris provided the financial reports from August
- There is one house who has outstanding dues, as a result of COVID struggles
- Kim Branch motioned to approve the treasurer's report. Justin Wagg seconded. All in favor and none opposed

## **8. Committee Reports**

### **a. Welcome Committee**

- Nothing new in the past month

### **b. Architectural Committee**

- Russell and Walter rode around the neighborhood on September 15<sup>th</sup>. Only two issues with trash cans still being out
- July and August letters were provided. In total there were eight letters sent out in July and three in August

- Russell provided information to the guests in the meeting pertaining to the city ordinance from the City of Clearwater in regards to trash cans being left out too long
- c. Entrance Committee
- One of the lights at the north entrance that was illuminating the sign had a defective bulb. Russell and Walter went and inspected it and the light needed to be replaced entirely
  - The Christmas palm trees were hanging out over the sidewalk. The landscape team trimmed the Christmas palms to take care of this
  - Walter also suggested we should look into having the pavers pressure washed next year

## **9. Unfinished Business**

- a. Nothing to report.

## **10. New Business**

- a. Nothing to report

## **11. Open Discussion (3 minutes per person)**

- Maria Canant introduced herself
- She had some concern about how we are disseminating information to the community
- She suggested a Facebook page or eNeighbors page to post information about the neighborhood would be worthwhile
- Maria offered to volunteer getting a Facebook page set up or eNeighbors page to help eliminate some of the communication issues the neighborhood is facing
- Russell also mentioned NextDoor as an option. Maria suggested her past experience with HOAs she has served on that they didn't feel comfortable with the HOA information posted there
- Russell suggested that we would be ok with having a Facebook community on Facebook, after the board had discussed it in more detail, if the board were able to moderate i

## **12. Adjournment:**

Russell Smith adjourned the meeting at 9:50.