

**Countryside Northridge Homeowners Association
Annual Business Meeting
Meeting Minutes
December 3rd, 2019
Countryside Recreation Center**

Approval:

- No Corrections
- With Corrections (attached)

Russell Smith, President CNHOA

Date

Attachments:

1. List of Addresses for Business Meeting Notice Mailing
2. Notarized Affidavit from Justin Wagg Showing Mailed Items Went Out on Time
3. Sign-in Sheets
4. Meeting Agenda
5. Proxy Votes

1. Welcome and Introductions of Attendees:

Russell Smith called the meeting to order at 7:00 PM and presented a draft agenda (Attachment 4).

2. Introductions

Russell Smith introduced the Board of Directors from 2019, who were Russell Smith as President, Kim Branch as Vice President, Steve Kansagor as Director, Chris Negvesky as Treasurer and Justin Wagg as Secretary. Special notice was given to Walter Johnson (former HOA President) for his assistance throughout the year.

3. Proof of Annual Business Meeting Notice Mailing

Justin Wagg presented a list of addresses that the notices were mailed out to on November 20th, 2019, and presented a notarized affidavit swearing that he dropped off the notices at the post office on that day on time. Additionally, the notice was posted on the HOA website at www.countrysidenorthridge.com.

4. Quorum Report from Secretary

10% of the members are required as a quorum (12 participants). We received 9 proxy votes and 17 participants, resulting in a total of 26 votes. Quorum was reached.

5. Approval of 2018 Business Meeting Minutes

Minutes from the December 4th, 2018 Annual Business Meeting were presented to review. Jim Watson motioned to accept the minutes. Russell Smith seconded. All in favor and none opposed.

6. Reports

a. Treasurer's Report

- Chris Negvesky was unable to attend this evening so Russell Smith gave a summary of the Treasurer's report.
- We had \$18,813.25 in income and we had expenses of \$10,316.60 and \$33,009.61 in cash equity available in the accounts
- Russell Smith mentioned that last year we replaced one well with five shallow drilled wells that cost \$2500 total. The original estimate was

- \$12,000, so we were able to save \$9500 from the original estimate.
- Russell Smith provided a summary of the costs that we have saved from not using Ameritech as a service last year
 - The board has approved that the dues remain at the rate of \$145 again for 2020, even with the amount of cash equity on our accounts
 - The reason for this is because Highway 19 will be building an overpass at the intersection at of Hwy 19 and Curlew. Because of this construction project there will be additional traffic that will go through Northridge to bypass the construction. As City of Clearwater is anticipating the additional traffic will require traffic slowing elements be put in. If we as a community are willing to also invest money into the traffic calming, we will be able to do something nicer than what the City would be prepared to invest.
 - With these addition in traffic, the paver stones on the street could also need to be replaced after the construction is complete
 - For these reasons, we as a board have approved leaving dues at \$145 to increase our cash on hand, in case we need to make these large investments in the future.
 - Russell Smith cited Cleveland street as an example of how traffic calming can be done as a nicer option
 - A question came about saying that Northridge previously was ineligible for speed bumps. Russell suggested that once the construction starts, this may remove the restriction on Northridge that was previously there
 - A question came up asking if we can officially request a streetlight at intersection of Curlew and Northridge. Russell suggested that we can make the formal request (although it had been approved by the Department of Transportation seven years ago already) but a streetlight might actually create more traffic in the neighborhood because the traffic will back up on Northridge
 - One resident suggested that since Curlew and Hwy 19 is where the construction is, it's possible that there won't be as much traffic as we think because it doesn't make sense to come up Northridge just to turn left on Curlew back to the construction
 - A question from Jim Watson came regarding if we had any additional information for the Pinellas Trail expansion. Russell Smith suggested that we haven't heard anything at all yet

b. Welcoming Committee

- Steve Kansgor stated that we earned \$1100 on Estoppels which means that we had 11 new homeowners come in this year
- Steve provided guidance for what he does with each new home. He goes over to each new house where he sees the new residents. We provide them with a \$50 Publix gift card, information about the Covenants and our website where they can get information

c. President's Report

- Russell Smith provided a report. He mentioned that Chris Negvesky had a great deal of additional work decoupling us from Ameritech for the treasury. He also mentioned that Justin Wagg set up and is managing the site with all updates.
- Russell thanked Walter Johnson for his support with the Architectural Control Committee. As of November we had 49 violation letters (including eight fourteen day and eight attorney letters), eight reminder letters not to make improvements without prior approval, and 19 approval letters that were sent out to the community
- Justin Wagg set up email addresses for everyone on the board, and Russell Smith provided the email addresses of all the board members
- Russell asked if people can provide us with their email addresses so we can also disseminate information easier as well
- Russell Smith suggested that we as a board needed to take one enforcement issue to our attorney to escalate a situation
 - The board was accused of selective enforcement regarding trash cans
 - Russell Smith and Walter Johnson inspect the neighborhood randomly once a month and write letters for all violations. If we receive additional complaints from residents, we will write additional letters. There is no selective enforcement.
 - Russell cited Section 32-381 Paragraph 3, from the City of Clearwater, reminding residents of the requirements by the City of Clearwater for garbage and recycling bins, and the fines from the city if residents do not adhere to the requirements
 - John asked why the board would get involved with trash cans being left out too long, and why we wouldn't just report this to the City of Clearwater
 - Russell Smith suggested that it's also in our community's covenants. We would also like to be a neighborly neighborhood and allow people the chance to not pay additional city fines in case they get caught
 - Russell Smith has mentioned that we've had a few fence requests this year. As per our covenants and the City of Clearwater guidance, the nice side of the fence must face out and not in towards the house.

7. Election of Directors

a. Report of the Nominating Committee

- Russell Smith let the participants know of the two nominated directors this year, Chris Negvesky and Steve Kansagor.

b. Nominations from the Floor

- Russell Smith asked for any nominations from the floor. No nominations

came from the floor.

c. Brief Comments From Each Nominee

- Chris Negvesky was absent and did not provide any comments. Steve Kansagor provided a brief statement about his nomination.

d. Appointment of Three Election Judges

- Walter Johnson motioned to vote by acclamation. John Moyer seconded. All in favor and none opposed.

e. Election By Secret Ballot

- Vote of acclamation held for Steve Kansagor. All in favor and none opposed. Vote of acclamation held for Chris Negvesky. All in favor and none opposed.

8. Other Business

None

9. Appointment of Audit Committee

- Russell Smith mentioned that the audit took longer last year than normal due to the hand over from Ameritech.

10. Member Comments (3 minutes per person)

- Jim Watson provided information about a website called www.seeclickfix.com that citizens can use to place requests for the city or county to correct any issues with streets or sidewalks
- A resident mentioned that she was thankful for all the work we have been putting in to take over Ameritech
- Russell Smith suggested that Walter Johnson is also to be thanked for all the work he does for the board.

11. Report of the Election Judges

No election required due to the motion for acclamation.

12. Adjournment

Russell Smith adjourned at 7:51 PM