

Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
November 14th, 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. Annual Meeting Proposed Agenda, letter, substitution of proxy and net ballot
5. ARC Letter sent to 10/01 – 2706 Brattle Lane
6. ARC Letter sent to 10/06 – 2692 Sedgefield Court West
7. ARC Letter sent to 10/21 – 2709 Saxony Court West

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:02am and presented a draft agenda (Attachment 2) that was prepared by Justin Wagg. Notice of the meeting was posted on the website by October 14th. One guest is present, Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting is posted on the website by October 14th, 2020.

3. Roll Call to Establish Quorum:

Steve Kansagor was not present, all four other Board Members were. Therefore, a quorum is present.

4. Approval of the October 2020 Meeting Minutes

Discussion was given to a note on page four in regards to the discussion in October of Social Media. A vote was taken now and the minutes shall be amended to show that a vote was taken and none were opposed. Kim Branch started the motion and Chris Negvesky seconded. All in favor and none opposed.

Chris Negvesky motioned to approve the revised October minutes, with Kim Branch seconded. All were in favor and none opposed.

5. Final Preparation for Annual Meeting

- Russell purchased hand sanitizer and thermometer for the annual meeting.
- Kim Branch will take attendance and monitor temperatures at the door, to ensure that we don't have more than 23 people in the room itself
- All documents were reviewed. Adjustments were made to ensure that the correct room information is provided on all documents
- Justin will be printing and stuffing all letters this weekend so they can be mailed out on Monday, November 16th.

6. President's Reports

- Russell was asked at the last meeting to find out about the requirements from the city of Clearwater in regards to replacing trees on properties after they have been cut down

- The city recommends replacing trees after they are removed but it is no longer mandatory
- Russell also provided an update on Hwy 19 and Curlew construction, which will be delayed an additional six months for the start time
- Pinellas Trail update meeting on December 10th as a virtual meeting was discussed

7. Treasurer's Report:

- Chris sent out the October report for review.
- In total we have \$42,479.75 in cash reserves, \$30,008.28 in the savings account, and \$2,349.99 and \$10,121.48 in two checking accounts.
- Regular expenses went out, including a reimbursement expense to Russell Smith for the storage fee of \$347.30, a bill for \$50.00 to our legal representation was also paid
- There is one resident who has outstanding dues, as a result of COVID struggles. Chris reached out to the resident and she suggested that she'll be attempting to pay the dues by December
- Kim Branch motioned to approve the treasurer's report. Steve Kansagor seconded. All in favor and none opposed

8. Committee Reports

a. Welcome Committee

- Steve Kansagor was not present. Nothing to report.

b. Architectural Committee

- There were three letters that went out in October:
 - 10/1 2706 Brattle Lane--Approved a painting request
 - 10/6 2692 Sedgefield Court West--approved a roofing request
 - 10/21 2709 Saxony Court East--conditionally approved a vinyl composite shed--resident wanted 6ft. high doors but we approved a 6ft. shed from ground to peak in accordance with the Covenants

c. Entrance Committee

- Timer for daylight savings time were adjusted
- We also put in a new light to replace a defective one

d. Nominating Committee

- Changes to the current Board Members was discussed in the President's report

9. Unfinished Business

- Chris asked what the plan was with the 2021 Covenants and Bylaws Modernization Project
 - A volunteer committee from the neighborhood will be assembled to work through the project
- Sections of the bylaws and Covenants will be divided up into several groups for review and recommendations for change. They will be then be brought back to the Board for review. After that, they must go to the attorney for drafting of suggested changes.
 - If changes are approved, they must be recorded then distributed to each member of the association.
 - It would also be a good idea to have a special meeting of the membership to present the suggestions for change in order to gauge any resistance prior to getting the attorney involved.
- Walter brought up that the Bylaws can be adjusted and a vote taken at the Annual Meeting. If a majority approves, the bylaws can be changed.
- The Covenants will require a vote from the entire community, and a signed vote of 75% to enact changes

10. New Business

- Nothing to report

11. Open Discussion (3 minutes per person)

- Nothing to report

12. Adjournment:

Russell Smith adjourned the meeting at 9:40.