

**Countryside Northridge Homeowners Association  
Board of Directors  
Meeting Minutes  
February 13, 2021  
Online via Zoom Meeting**

**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
3. CNHOA Architectural Letters

## **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 Maria Oczko-Canant. Three guests present, Walter Johnson, Elileen Slone, and Mario Riani.

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

Notice of the meeting is posted on the website by January 16th, 2021.

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

All five Board Members were present. Therefore, a quorum is present.

## **5. Review of the November Meeting Minutes**

- Reviewed and accepted. Steve Kansagor motioned to approve; Maria Oczko-Canant seconded the motion. All in favor and none opposed

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

- No violations

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

- Chris sent out the January report for review ahead of meeting.
- End of January, 62 members have paid, 58 via online payment.
- Dues letters for those who haven't paid were mailed February 4<sup>th</sup>.
- Motion to extend when interest kicks in to April 1<sup>st</sup>, 2021. Chris Negvesky motioned, Russel Smith seconded.
- In total we have \$47,301.50 in cash reserves, \$30,009.03 in the savings account, and \$3,350.05 and \$13,942.42 in two checking accounts.
- Regular expenses went out, including SunBiz, Duke, A-steller, Internet hosting, and reimbursement for Maria Oczko-Canant for the Zoom

subscription

- Audit is in progress, draft was sent with some corrections needed
- Russell Smith motioned to approve the treasurer's report. Steve Kansagor seconded. All in favor and none opposed.

## **8. Committee Reports**

- Welcome Committee
  - No new residents
- Architectural Committee
  - January
    - 1/5 approved a fence request for 2644 Beaumont Court
    - 1/6 letter--contractor's sign on property at 2682 Meadow Wood Drive
    - 1/6 letter--final warning for utility trailer at 2683 Redford Court West
    - 1/8 approved a fence request for 2707 Sedgefield Court East
    - 1/8 letter property neglect--rotting fascia board and T-111 paneling at 2695 Brattle Lane
- Entrance Committee
  - No new business
- Nominating Committee
  - No new business

## **9. Bylaws/Covenants project**

- 2021 Covenants and Bylaws Modernization Project
  - We will confirm paper copies will not need to be sent once any changes are made
  - Signatures for changes will be needed (and will need to confirm if can be electronic)
  - Discussed updated to Covenants 5,7 and 8. Will send over summaries for HOA board member review and then Russ will run them by the code/city contact before we finalize verbiage
  - Decision to continue to not levy fines for violations
  - Covenants 9-13 will be topic of discussion for the March meeting. Request for resident feedback will be posted on webpage and Facebook page with a deadline of March 6<sup>th</sup> for submission

## **10. New Business**

- Facebook page live for non-official use  
<https://www.facebook.com/groups/800036610557963>
- Bounced back emails – utilize a primary email if more than one are present
- More use of email for communication, to be discussed next meeting

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

- None

## **12. Adjournment:**

Russell Smith adjourned the meeting at 10:28am.

## **CNHOA Board Meeting Attendance Log – January 9, 2021 Online Meeting**

- Russell Smith, President
- Justin Wagg, Vice President
- Maria Oczko-Canant, Secretary
- Chris Negvesky, Treasurer
- Steve Kansagor, Director
- Walter Johnson, Consultant
- Mario Riani, Resident
- Eileen Slone, Resident

Draft Agenda posted January 7, 2021

## **COUNTRYSIDE NORTHRIDGE HOA**

### **Notice of Board of Director's Meeting**

Notice is hereby given that the Board of Directors of the Countryside Northridge HOA will be held at the following:

**DATE:** Saturday, January 9th, 2021

**TIME:** 9:00 am

**PLACE:** Virtual Meeting - Zoom

### **AGENDA**

1. Call to order and welcome
2. Proof of notice of meeting
3. Roll call to establish quorum
4. Discussion and Election of Board Member Roles
5. Review of the November Meeting Minutes
6. President's Reports
7. Treasurer's Report
8. Committee Reports
9. Bylaws/Covenants Project Planning
10. 10.Unfinished Business
11. New Business
12. Open Discussion (3 Minute Limit)
13. Adjournment

All residents are welcome to attend.