

**Countryside Northridge Homeowners Association
Board of Directors
Meeting Minutes
April 10, 2021
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 Architectural Letters

1. Welcome and Call to Order:

Russell Smith called the meeting to order at 9:03am and presented a draft agenda that was prepared by Maria Oczko-Canant. One guests present: Walter Johnson.

2. Proof of Notice of Meeting:

Notice of the meeting was posted on the website by March 19th, 2021.

3. Roll Call to Establish Quorum:

Five Board Members were present. Therefore, a quorum is present.

4. Review of the March Meeting and Annual Minutes

- Annual minutes edits:
 - Page 3: wording update
 - Page 4: wording update
 - Resident update (Mario): Wording update
 - Accepted for presentation
- March Minutes- Reviewed and accepted. Russ Smith motioned to approve, Maria Oczko-Canant seconded the motion. All in favor and none opposed.

5. President's Reports

- No violations
- Both entrances – electrical issues
 - 3 concrete posts are crumbled, equipment is in dirt and rotting
 - Met with 2 electricians to get bids. \$1300 was first bid, second estimate pending.

6. Treasurer's Report:

- Chris sent out the March report for review ahead of meeting.
- End of March, 119 members have paid, 1 yet to pay.
 - Dues letters for those who haven't paid with warning of interest
- In total we have \$51,080.54 in cash reserves, \$30,009.51 in the savings account, and \$3,350.11 and \$17,720.92 in two checking accounts.
- Regular expenses went out, including, Duke, A-steller, Cianfrone (legal).
- Website hosting and postage paid
- Russell Smith motioned to approve the treasurer's report. Maria Oczko-Canant seconded. All in favor and none opposed.

8. Committee Reports

- Welcome Committee
 - No new residents
- Entrance Committee
 - No new business
- Architectural Committee
 - March
 - 3/2--2723 Brattle Lane approved a new roof and gutters
 - 3/3--2688 Redford Court West approved removal of two dead oak trees
 - 3/5--3456 Northridge Drive approved roof replacement and re-painting
 - 3/10--2706 Sedgefield Court East sent letter requesting repair of lawn on west side of driveway
 - 3/19--2724 Redford Court East approved patio in backyard based upon his providing City of Clearwater permits
 - 3/19--2723 Brattle Lane approved removal of dead tree and new landscaping
 - 3/19--2709 Saxony Court East approved driveway replacement and expansion and addition of walkway to rear fence
 - Drive by: 3 letters out for various violations
- Nominating Committee
 - No new business

9. Bylaws/Covenants project

- 2021 Covenants and Bylaws Modernization Project
 - Motion to Approve Covenants
 - #5 – use of Accessory Structures: Russ Smith motioned to approve, Chris Negvesky seconded the motion. All in favor and none opposed.
 - #9 Vehicles: Russ Smith motioned to approve, Justin Wagg seconded the motion. All in favor and none
 - #11- Clothes Hanging : Russ Smith motioned to approve, Maria Oczko-Canant seconded the motion. All in favor and none opposed.
 - #14: Signs/Yard Décor: Russ Smith motioned to approve, Steve Kansagor seconded the motion. All in favor and none
 - #8 – Fences: Maria Oczko-Canant motioned to approve, Justin Wagg seconded the motion. 3 Members approved: Justin Wagg, Maria Oczko-Canant, and Chrsi Negvesky. 2 Opposed: Steve Kansagor and Russ Smith.
 - Next Steps:
 - Send to lawyer to write up for vote and get ETA
 - Format for mail voting to be discussed next meeting

10. New Business

11. Open Discussion (3 minutes per person)

12. Adjournment:

Russell Smith adjourned the meeting at 10:28am.