

HOA Countryside Board Meeting Summary

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Meeting Notes — August 27, 2026

Meeting Overview

Date & Time	August 27, 2026 7:59 – 9:18 PM ET
Duration	~2 hours 19 minutes
Attendees	9 participants (quorum confirmed)
Absent	Chris (Treasurer)

Board Members Present: Mario Riani, Saskia, Laura Broccard, Maria Canant

Guests: Derek (new resident), Maggie Burke, Eileen D. Jacobs, Esq., laura

Treasurer's Report

June 2026

Final balance: **\$17,449.39**. Major expenses included a well pump repair (\$850) and sign replacement (\$6,179). Report approved by motion (Saskia motioned, Laura seconded).

July 2026

Final balance: **\$16,440** (neutral month). Expenses included \$200 in Publix gift cards for new homeowners; landscaping bills still pending. Report approved (Laura motioned, Saskia seconded).

Electrical & Landscaping Updates

North entrance lighting issue: A snake damaged the breaker box, shorting out lights. Estimated repair cost: \$2,000–\$2,500 for a 75-foot underground line replacement. One quote received at \$4,500 (too high); 2–3 additional quotes being obtained.

- Mulch applied; trees topped for sign visibility
- Grass replacement needed at east side sign (Bermuda grass recommended over Bahia)
- Sprinkler head relocation planned to prevent sign damage

- South entrance retaining wall: missing blocks along top edge; pressure washing planned before replacement

Fence Installation & Guidelines

Current Requirements

- **City ordinance:** Slats required on all fences along Northridge
- **Shrub requirement:** Within 90 days of fence installation, homeowners must plant shrubs no more than 3 feet apart, growing to a minimum of 3 feet in height

Pending Follow-ups

- Gray house fence (Brattle & Northridge): Owner ordering mature shrubs; approaching 90-day deadline
- White fence attaching to gray fence: Also subject to 90-day shrub requirement
- Sedgfield flip house: Shrub requirement conditional on sale

Proposed Guideline Updates (For Next Meeting Vote)

- Add neutral color palette for fences (Sherwin-Williams, ~58 colors)
- Add paint color palette for houses
- *Requires posting notice ahead of time; needs board members present to vote*

Violations & Neighborhood Maintenance

Outstanding Violations

- Inoperable Jeep with flat tires (1.5+ years)
- Trash/clutter accumulation in front of garages
- Dead sod and falling retaining wall with clutter

Enforcement Approach Decided

- In-person conversations (tag-team visits for safety/witness purposes)
- Door hangers for first-time violations (friendlier than formal letters)
- Firmer second notice with lien language if unresolved
- Offer vendor recommendations and assistance
- Show grace for hardship situations (illness, financial difficulty)

Welcome Committee

Saskia heads the welcome committee, providing new residents with a \$50 Publix gift card, info packet, website/Facebook group details, and HOA documents. Derek (new corner house resident) still needs his welcome packet.

Decisions Made

Decision	Status
June 2026 financial report	✓ Approved
July 2026 financial report	✓ Approved
Obtain 2–3 electrical quotes; select lowest quality bid	✓ Decided
Add Sherwin-Williams color palette to guidelines (vote next meeting)	✓ Decided
Pursue in-person conversations for remaining violations	✓ Decided
Use door hangers for first-time violations	✓ Decided
Fall community event: Friday, November 13, 2026	✓ Confirmed

Action Items & Next Steps

Action Item	Responsible	Timeline
Obtain 2 additional electrical quotes for north entrance	Mario Riani	Before next meeting
Confirm sprinkler head relocation	Mario Riani	Before next meeting
Email gray house owner re: shrub installation deadline	Maria	ASAP
Compile list of remaining violation properties	Maria	Before next meeting
Divide violation properties for in-person conversations	Board	Before next meeting
Obtain door hanger quotes	Saskia	Before next meeting
Research paint color palettes (Sherwin-Williams)	Laura	Before next meeting

Compile paint palette options for board review	Laura	Before next meeting
Post notice of guideline changes for next meeting vote	Maria	Before next meeting
Plan November 13 fall event logistics	Saskia & Board	Before next meeting
Post June & July meeting minutes to website	Maria	ASAP
Provide Derek with welcome packet	Saskia	ASAP

Upcoming Events & Dates

Event	Date	Details
Fall Community Event	Nov 13, 2026 (Friday)	Family movie (spooky theme), food, inflatable screens; cul-de-sac location TBD
Next Board Meeting	TBD	Guideline vote (fence/paint colors), electrical quote approval, violation follow-ups
Shrub Deadlines	90 days from install	Gray house, white fence, Sedgefield flip house