

COUNTRYSIDE ESTATES RO ASSOC. INC.
A 55+ RESIDENT OWNED COMMUNITY

Board of Directors/Budget Meeting Minutes
CORRECTED FOR POSTING DATE TYPO ERRORS

Date: Thursday December 12, 2024

Place: Clubhouse and /or Video conference

Meeting was called to order at 7:00 pm. by President Steve McGill.

Roll Call - Steve McGill, Barry Colantonio, Michel Bernard, Jackie Danko, Ken Cunningham, Al Carpanelli, Jim Rigney

Proof of Posting - Emailed to members Dec 9th and posted on notice boards in the park Dec. 10th.

Reading of the minutes was decided last board meeting to not read the minutes to save time. Copies of previous minutes are available on request. No errors of omissions had been received. Motion made to consider the previous minutes correct by Michel Bernard and seconded by Jim Rigney. All in favor. Carried.

Unfinished Business - Sales & Transfers Rental approval to be recorded. Unit # 36 owned by David Brown rental to Andrew Anderson Dec 03/24

FEMA request for Storm Sewer washout was turned down as they do not offer support to non US citizens and also to Non Profit Corporations that have significant assets.

Security Cameras - The park has received a bid of \$40,000 plus to install security cameras. Steve McGill suggested that there is additional pressure on Park funds due to increased repairs from storms and added responsibility to trim additional trees and the question is do we need to spend this kind of money at this time for security? There was much discussion back and forth. The conclusion was to investigate further. Barry will contact his supplier and will contact for another quote.

New Business - Updates regarding the Storm Sewer wash out. Required to get two bids. First Bid was \$43,000. Second bid starting from the edge of the road to the catch basin which is beyond the fence to the west of the park which is the County catch basin. Second man came in and explained it's been inspected by camera and may possibly be OK. He priced it from the edge of the road to the catch basin-75 feet at a bid of \$11,000. It was decided to go with the second bid of \$11,000. 50% deposit was given and the work will begin when permits are granted. If there are additional repairs needed they will be addressed upon discovery.

Sherri mentioned the phone call received from Ameri-Tech to purchase her property. Get the number from Sherri. Ken talked about the rumors and hearsay which is going on regarding Ameri-Tech being part owner of our park. Ameri-Tech is not any part owner of the park. Unfortunately we need to get factual information and not listen to rumours. Lots of discussion regarding the current amount of Members who are selling their places.

Annual Meeting/ Election Notice - the Election Notices containing Nomination forms for Board elections have been sent out in a timely manner. Need to be delivered by Dec 26. and returned by Jan 13th/25

Bank Transitions - Craig Guider was present at the first of two meetings to help our members and residents with this banking changeover. Next meeting in the Clubhouse is Dec.17th from 2 - 4 for your convenience. Tony will provide phone numbers for Ameri-Tech if your questions have not been answered.

Workshop, Sheds and all other Park properties. Filled with so much stuff. Whoever owns any of this stuff will have from now till Jan 3rd/25 to get their stuff out. These places will be cleaned up and the usable things will be kept, the rest will be thrown out.

Transfer Admin Fees - A motion by Michel Bernard that as per our Bylaws article VIII Powers & Duties of the Board of Directors 8.1 (w) to impose a fee of one hundred dollars (\$100.) for the transfer or sale of the Membership Certificate or Rental application submitted by any member excluding a unit owned and rented by the park and also for the already returning approved renters. Seconded by Al Carpanelli. .All in favor. Carried.
Lots of chatter regarding our park owned rentals. Barry mentioned the missing carpet in one of the rental properties. Park owned properties need some attention.

Floor is open.

Anthony said garbage has been dumped on our properties. Police need to be contacted. Steve will check it out after the meeting to see where this is happening.

Tony talked about the water leaks. Sonor company was called to identify the water leaks happening in the park. Homes on Ellis Drive were checked and concluded that 7 homes were identified having leaks. 2 hours which cost \$300. Letters will be sent to owners which have been identified. This project will continue.

Motion to adjourn by Ken Cunningham seconded by Michel Bernard. All in favor. Carried at 8:00 pm.

Jackie Danko
Secretary