

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

Board Meeting Minutes

Date: Tuesday February 18, 2025

Place: Clubhouse and /or Video conference

Meeting was called to order at 7:02 pm. by President Steve McGill.

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

Proof of Posting - Emailed to members & posted on notice boards in the park February 16th 2025

Copies of previous minutes are available on request. No errors of omissions had been received. Motion made to consider the previous minutes correct by Al Carpanelli and Seconded by Barry Colantonio. All in favor. Carried.

Unfinished Business - Sales/Transfers approved by digital conference to be recorded in these minutes. Residency application for Ken and Amy Zollweg Unit # 66 approved Jan 16, 2025 and sale/transfer to Thomas Fucha & Caridad Gonzalez for Unit # 97 approved Jan 28, 2025

The purchase of the certificate for Lot #47 is moving forward. Responsibilities and conditions of placement of unit have been agreed to by both parties and a deposit placed by the buyer. Final go ahead after site inspection by supplier of home. We have approved them on principle for the Certificate cost of \$21,100. Purchaser to assume taxes and maintenance fees on closing and responsible for all permits and associated costs to put a home on the lot. Park is responsible for water and sewer line placement to accommodate design of home as well as to provide the electrical service to the top of the meter box.

New Business - Quotes for roof replacement on Unit # 1 and the adjoining community rooms were examined and previously researched by Board members. Pricing and scope of services to be provided were found to be in favor of Community Roofing. Motion to accept Community Roofing bid to replace the two roofs by Barry Colantonio 2nd by Jim Rigney. All in favor. Carried.

Updates - 39B flooring to replace the water damaged carpet will be going in next week. 39A has more extensive damage and a contractor recommended by our tenant has been asked to submit a proposal for the work. Delays from the contractor have been accepted by the tenant.

Window coverings for the clubhouse are due to be delivered in the next week with the install completed shortly after. Price including installation of \$2,700.00. Thanks to the volunteers who took on the job of removing old coverings, repairing and painting the window casements, repairing screens and general cleanup of clubhouse.

Handyman is still on board but waiting for his appearance.

Storm Sewer has no progress to report. A waiting game with regards to permits.

Open to the Floor - Speed bumps were brought up. After much discussion a motion by Ken Cunningham and seconded by Jim Rigney to remove the 2 sets of plastic speed bumps. All in favor. Carried. With the upcoming election on Tuesday Feb 25th/25 this board is leaving it in the hands of the newly elected BOD to finalize the new direction of speed bumps.

Water leak issues continue. Project Manager and Engineers from Friend's Plumbing looking into installing a dedicated supply line to south side of park as a first step to help identify the locations of leaks as well as reduce the inconvenience factor to all residents when repairing/replacing items on the north side.

Motion to adjourn by Al Carpanelli and seconded by Ken Cunningham at 7:54 all in favor.
Carried

Jackie Danko
Secretary