

# **COUNTRYSIDE ESTATES RO ASSOC. INC.**

## **A 55+ RESIDENT OWNED COMMUNITY**

### **Board of Directors Meeting Minutes**

Date: Tuesday, April 8, 2025

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, Al Carpanelli, Jackie Danko, Ken Cunningham, Greg Greene, Debbie Cramsie

Proof of Posting - April 5th notice was posted on notice boards in the park and emailed to members

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 approval to be recorded in these minutes. Unit # 73 Ed Dinsmore was approved a few years ago. #103 Morand is closing April 10th, purchasers Ken and Danielle Bennett.

Park Unit # 55 Rental approved to Chris Williams for May 1st.

-A situation has occurred for one unit which has had some rules violations by the tenant, eviction proceedings are being initiated.

-Lot # 47 has closed and the process of placing a unit will be closely monitored for setbacks and county requirements.

-A Civil Engineer has been retained to have the storm sewer situation finally taken care of.

-Repairs on park owned Rental units are being completed. A part time maintenance man, Tommy McPhee, has been hired to work weekends to complete the list of repairs as needed.

#### **New Business:**

Trimming of Trees - Duke Energy has removed branches impeding their electrical wires in the park. In addition we have 3 large trees that need attention which will be an ongoing project led by Barry Colantonio.

Treasurer's Report - Al Carpanelli reported that Ameriprise has informed us One CD is coming due soon and will get the best available rate. Our investments remain solid and secure. Al reminded the members that Ameri-tech neither owns any portion of or has access to Countryside Estates money except the operating money authorized by the Board of Directors.

Board Certification Courses are available at the Ameritech office for those who require taking this course.

Tony Toscano is investigating recent calls from FEMA regarding empty lots and the process of placing FEMA units for displaced people impacted by the recent hurricanes. He will investigate further and make recommendations.

Lot # 2 we have paid the outstanding taxes and this unit is now going through the long foreclosure process.

Motion to adjourn by Al Carpanelli and seconded by Barry Colantonio. at 7:23 p.m.

Jackie Danko – Secretary