

COUNTRYSIDE ESTATES R.O. ASSOC. INC.
A 55+ RESIDENT OWNED COMMUNITY

Board of Directors Meeting Minutes

Date: Tuesday Oct 1, 2024

Place: Clubhouse and /or Video conference

Board Meeting called to order by President Steve McGill at 7:00 p.m.

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

Proof of Posting - emailed to members September 25th 2024 and on notice boards in the park on September 26th, 2024.

Reading of Previous Minutes- Request to waive due to time constraints. Motion made by Al Carpanelli, seconded by Ken Cunningham. All in favor. Carried

Comments/information from Steve McGill - thanks to all who assisted residents and checked on properties following Hurricane Helene - park sustained some damages but relatively minor compared to others - clean up and repairs ongoing

- Reserve Study contracted to comply with state statutes now completed - available to residents upon request

- 2025 budget is being finalized and will be in members hands for study by 14th of October via email and regular mail for those who require it-budget meeting to follow within 30 days

- fresh water repairs and updates ongoing - patience requested from members as project is planned to be completed in phases to reduce a large one time expenditure and to reduce pressure on reserve funds and HOA fees

Unfinished Business – Recording of approval for sales/transfers and tenant approval for rental

04 june - Sharon Zollweg - #66 approved

05 june - Darcy Ochs/Ricky Watson - #109 approved

07 june - Michael & Marcia Mrekeva - #104 approved

03 july - RW Betz/Teri Swift - #17 approved

Rentals - 13 june Blair Dwelle #15 approved tenant

29 july - Neil Kitchener #46 approved tenant

New Business - The Board of Directors received a written complaint regarding the signage in the park. After consulting with the parks lawyer this is the reply.

“In summary, residents and owners are permitted to place any sign they desire on their lot as the governing documents do not address signs in any capacity nor prohibit any certain sign

from being placed on the owner/resident's lot. If the Association desires to prohibit certain signs or flags on individual lots, the Association's rules would need to be amended to specifically address and prohibit those signs and/or flags the Association may desire to prohibit. However, the Association is not under any legal obligation to address or prohibit any flags or signs in the community and doing so would be at the exclusive discretion of the Board of Directors. Be advised, however, the signs placed on the Association's common area property must be removed as owners are not permitted to make exclusive use of the any common area property owned by the Association. Further, the Association's Board of Directors cannot authorize a resident to place a sign on common area property as the Association does not have such authority. This is because all owners have a shared and common interest in the Association's common area property."

The mailings to both the complainant and the member placing signage is being processed. The removal of the offending signs will be accomplished by either the individual responsible or by the board/management.

Tax Deed Sales - due to privacy issues no names or unit numbers were mentioned. Due to our previous experience with this type of issue it is felt that a strategy should be agreed upon to deal with upcoming public sales, specifically October 16th 2024 and November 20th 2024. It was unanimously agreed by the board of Directors to not pay any back taxes and add to the existing lien but to monitor the outcome of the October 16th Tax Deed Sale and to address the situation going forward.

Floor open to member questions and comments - Sherri Roath is having electrical problems in her unit and questioned the extent of the park's responsibility. Steve let Sherri know that the park is only responsible for the line drop from the pole from the top of the meter. Her air conditioning upgrade/install may have caused her problems so she may need to upgrade her service to handle the new load. The upgrade and replacement is the homeowners responsibility.

Sharon Zollweg mentioned unit # 2 looking very poorly. The unit seems to be abandoned and it appears the only resolution will be to institute foreclosure proceedings at the Associations expense.

Motion to adjourn by Michel Bernard and Seconded by Jim Rigney. All in favor. Carried at 7:42 p.m.

Jackie Danko
Secretary