

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

**Nomination/Board Meeting Minutes**

**Date: Thursday January 16, 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, Jackie Danko, Ken Cunningham, Al Carpanelli, Jim Rigney

Proof of Posting - Emailed to members January14th/25 and posted on notice boards in the park January13th/25

Minutes from the previous Meeting had an error regarding incorrect posting dates. Dec 11th and Dec 12th and was corrected as follows. Emailed to Members on Dec 9th and posted Dec 10th on Notice Boards. Motion to accept the corrected minutes by Al Carpanelli and 2nd by Jim Rigney. All in favor. Carried.

Unfinished Business - Sales & Transfer approvals to be recorded. Unit # 106 purchased by John Thingvold. Applicant of Residency to Deron Bramlet, Marlyn Jackson's son #99.

Treasurer Michel Bernard handed in his resignation effective immediately. His resignation letter was read by Steve McGill. Al Carpanelli was appointed as Treasurer, approved electronically by the BOD with by unanimous vote, ratified and recorded in these minutes.

New Business - We were approached by a couple who were interested in purchasing the empty Lot # 47. A procedure to cautiously guide process was read to the members as well as distributed to the board members outlining the steps to completion. The application process is just step one and was approved by the BOD.

Nominations for 2025 Board of Directors - Ken Cunningham is our election officer for this election. Election results will be held February 25th/25 at our Annual Meeting. The individuals who submitted their names to run for President are Steve McGill and Mary Tibby for a 2 year term. Al Carpanelli was unopposed for the position of Treasurer and is acclaimed for a two year term. We have four people running for two Directors positions. Debbie Cramsie, Greg Green, Anthony Libby and Jim Rigney. The winner with the highest vote count will serve a two year term. Barry Colantonio is our Vice President who is going into his second year. Jackie Danko is Secretary and going into her second and Ken Cunningham Director is going into his second term. The ballots will be ready on Thursday Jan 23/25 with 34 to be mailed out and approximately 60 will be hand delivered. These packages will include the voting ballot, envelopes, intros to candidates. Ken asked for volunteers to help deliver and get signatures from Members within the park. Please contact Ken if you are available.

A meet the candidates evening is in the planning stages. Members will be contacted when this is to take place.

Steve welcomed our newest member to the meeting Darcy Ochs Lot #109

Treasurer Al Carpanelli – Budget signed off and recorded - Reserve accounts are in order - our investments continue to show a positive return

#### UPDATES

Tony Toscano - Perimeter fencing repaired except for broken pole around Lot 21 & massive stump from blown down tree at 81 – in process

Card room/pool room roof leak – further estimates requested and options will be investigated.

Main line water leak discovered and repaired – bonus find of missing shut-off valve and feed line from the north side helping the planning to move forward on upgrades.

Storm Drain repairs – problems working through Pinellas County permit process - ongoing  
OPEN TO FLOOR

Darcy Ochs informed us about the sign at 580 entrance not secure.

Heather McNeil mentioned that some people are jumping the fence behind unit #99.

Suggested that the police be called if anyone sees this.

Bobby mentioned that junkies are coming into the park. Again the police need to be called.

Speed bumps yellow paint added. It was discovered that the lines were painted to help the 3 wheeled bikes to guide their way through the speed bumps.

Bert mentioned some of the park units need to be cleaned up and painted. This has been acknowledged - ongoing

Myra suggested that when the snowbirds leave the park for the season that we hire someone to pull the weeds around their homes - ongoing

Steve commented on the meaning of the Occupancy agreement which we, as members, have signed. Commented on the fact that it is a two way agreement and both the Association and individual members have responsibilities and guidelines that must be followed.

Workshop shed door has the same combination as the community hall. Steve has been cleaning it up. If anyone needs to use anything in the shed help yourself remembering to return it.

Adjournment - Motion to adjourn by Al Carpanelli Seconded by Barry Colantonio. All in favor.  
Carried at 7:52

Jackie Danko  
Secretary