

Countryside Farms HOA Board Meeting
August 23, 2019
Sheriff's Substation Hwy 200

Meeting called to order by president Coy Jamerson at 10:03am

In attendance: President - Coy Jamerson , Vice President - Mike Webb, Secretary - Erin Leff, and Treasurer - Sarah Jane Hoffman by phone.

Pledge of allegiance

Welcome new members - none in attendance today

Please sign in, and there is a sign up to address the Board at the end of the meeting.

Erin Leff moved to approve today's agenda. Seconded by Mike Webb - all in favor. Motion approved

Erin Leff moved to accept the minutes from the July 19, 2019 meeting. Seconded by Sarah Jane Hoffman. All in favor. Motion approved.

Sarah Jane Hoffman has submitted her letter of resignation effective Aug 31st, 2019, and has sold her home. We thank you Sarah Jane for your years of service to the community and the Board!!

Appoint a New Board Member / Treasurer We have a CPA in our community who has extensive HOA experience - John York. (Lot 16). *Coy has nominated John for this position for the period between now and elections upcoming in October. John has accepted this nomination. Second by Mike Webb. All in favor. Motion/nomination approved. We welcome John starting Sept 1, 2019.*

Committees

Road - We are looking for members to get involved - please contact Coy or other Board members if you are interested. We already have one engineer report, but are still seeking additional information. Our goal is to responsibly care for our roads, be financially responsible, and have road longevity. The city may help with some of the entrance repair needs as they resurface Hwy 200.

C & R - We need to update our C & R. First goal is to get opinions on the things that are important to residents and will improve the community. Then brainstorm with the committee - use of a questionnaire to avoid wasting our

time on issues/topics that will not pass. The language will need to be written by an attorney to avoid ambiguity.

Old Business

Entrance Gate - Coy has been working on the Front Gate keypad to obtain everyone's information. Then we will send an email with information and sign up for the cloud based app system for the new gate. Existing remotes will still work as they do now. Pipes under the road has been done.

Website - The minutes are posted. Document on burning is posted and can be found under NEWS. The web address is www.countrysidefarmssocala.com If anyone would like something added - such as announcements, or classified ads, please let Erin know.

Burning - last month we discussed this. From the C&R: *"No burning of trash, refuse or garbage shall be permitted on any lot in such manner as to endanger or annoy other owners."* Coy stated he does discourage burning because if not done responsibly it could be very dangerous/destructive. He provided Fresh From Florida guidelines (Division of Forestry), and Marion County Guidelines. This document is posted to the website. This is another example of ambiguous C & R language.

New Business

Lot 83 - did some improvements (fencing) and this was completed on 8/8/19.

Lot 92 - The new owner has requested to remove a number of trees to have more grass (with the intention of horse grazing). We went to the property, met the homeowner. We requested and met with a certified arborist, and we are trying to responsibly meet their goals. Concerns included: trees toxic to horses, diseased or dead/dying trees, and goals to improve the soil. C & R reads: *"No living tree, the trunk of which is six (6) inches in diameter as measured four (4) feet above the ground shall be cut down or otherwise destroyed without the prior written consent of the Association except those trees or shrubs located within ten (10) feet of house or fifteen (15) feet of driveway or swimming pool. All owners shall at all times strive to protect the natural setting of the development which is the principal theme of the Subdivision."* We do not have control of cutting trees within the allotted 10 and 15 foot rule. We are suggesting to approve: trees poisonous to horses - there are 2. Pine trees: there are 3. There are palm trees (3-4), and double trunk trees with evidence of decay (2 or 3), and other trees irreparably damaged/diseased. Soil testing and conditioning of the

grounds will be needed. We do not want them to take all the trees they are requesting at once, but rather take a stepwise approach. Sarah Jane would prefer to keep the pines. Pines have previously been approved because of mess, and leaning.

Will mark with yellow tape indicating approval to remove:

- *Poisonous trees*
- *Palms*
- *Double trunk trees with decay*
- *Diseased/damaged trees*
- *Distance - 10'/15' allowance - will not mark these*
- *Encourage soil testing and conditioning.*

Mike Webb moved to the above conditions. Seconded by Sarah Jane Hoffman - all in favor. Motion approved.

Lot 33 - Request to construct 2 pasture shelters for horses. They do not require permits, and would be of same material and pitch of roof to match the home. No water or electric required. The C & R portions that apply: “No structure of any nature may be maintained on any lot in the subdivision, except Tract A, other than a one single family residence, one guest house and one barn. Any other structure must have the written approval of the Board of Directors of the Countryside Farm Owners Association, Inc. prior to its erection on the lot.”

And “No temporary structures or outbuildings of any type shall be permitted or maintained upon any lot or parcel except temporary structures used in connection with construction, which said temporary structures and outbuilding shall be near the rear of the lot.” This is a unique request and should be explored more before it is approved or declined. Getting the plans, materials, setbacks, etc. are requested. We need to clarify what defines a “temporary structure”. - Table this issue

Garage Sale - We have in the past had an annual Community Garage Sale. We need someone(s) to head this endeavor this year. Normally taking place in October. This is not a Board sponsored event.

Comments from members

Sandy Irving - Lot 44 - lots of activity that is concerning.

Lot 43 - there is a new small structure that will be enquired about. Lawsuit in the final stages and when outcome is final will be discussed.

Gayle York - Small children have been seen unattended in the roads on bicycles.
- Please be cautious, wearing earphones, etc makes them unaware of vehicles.

Peter Quinones - Time of meeting is inconvenient. Erin explained that because of the random frequency of meetings that we attempt to find convenient times that the Board members can attend considering their work schedules. This unfortunately may not be convenient all members.

Erin Leff moved to adjourn. Seconded by Sarah Jane Hoffman. All approved.
Meeting adjourned at 11:34am

Our current Board of Directors as of September 1, 2019

President - Coy Jamerson
Vice President - Mike Webb
Treasurer - John York
Secretary - Erin Leff

Respectfully submitted,
Erin D. Leff
Countryside Farms HOA Secretary
August 23, 2019
www.countrysidefarmsocala.com

Approved October 12, 2019

Respectfully submitted,
Erin Leff