

**Countryside Farms HOA  
Annual Meeting  
October 12, 2019  
Sheriff's substation Hwy 200**

Meeting Called to order at 11:01am by President, Coy Jamerson

**Roll Call** - In attendance: President - Coy Jamerson, Vice President - Mike Webb, Treasurer - John York, Secretary - Erin Leff

**Pledge of Allegiance**

**Welcome New members** New sale of Lot 85 Jude and Jack Valloze - They will be building.

**Request to approve today's agenda** - Modified to divide portions between the Board meeting and Annual meeting. Motion to approve minutes by Erin Leff, Seconded by Mike Webb. All 4 members approve. Motion passed

Coy reviewed legal statute - FL State statue 720.306 9a. Regarding Board elections. (see below)

(9) ELECTIONS AND BOARD VACANCIES.—

(a) Elections of directors must be conducted in accordance with the procedures set forth in the governing documents of the association. Except as provided in paragraph (b), all members of the association are eligible to serve on the board of directors, and a member may nominate himself or herself as a candidate for the board at a meeting where the election is to be held; provided, however, that if the election process allows candidates to be nominated in advance of the meeting, the association is not required to allow nominations at the meeting. An election is not required unless more candidates are nominated than vacancies exist. If an election is not required because there are either an equal number or fewer qualified candidates than vacancies exist, and if nominations from the floor are not required pursuant to this section or the bylaws, write-in nominations are not permitted and such qualified candidates shall commence service on the board of directors, regardless of whether a quorum is attained at the annual meeting. Except as otherwise provided in the governing documents, boards

of directors must be elected by a plurality of the votes cast by eligible voters. Any challenge to the election process must be commenced within 60 days after the election results are announced.

We have an equal number of candidates as seats available therefore, we are not required to have an election, and not required to have write in candidates. We WILL, however, have the vote so that all members can be heard.

**Voting Procedure** - Erin read the voting procedure. We have appointed volunteers to tally votes (Ilse Goodwin, Gayle York, and Tracey Webb). Thank you for assisting with this important task.

**Treasurer's report** - John York reviewed the state of the Treasury. All accounts have been reconciled. These, and Profit/Loss statements through September 30th are available on the website. The community is likely to be running "in the red" this year. John recommends password protection on the financial webpage. Coy Jamerson moved to password protect the financial page of the Countryside Farms website. Seconded by John York. All 4 members in favor. Motion Passed. Concerns with the selection of investments, as there are very low returns and one account where the monthly service fees exceed the returns each month. Suggest to take penalty and move to a higher interest account - will investigate options.

**Election** of Officers of the Board. - Voting, counting of ballots.

## **Committees**

- C & R - We have had sign ups, and plan to get started once the Entrance Gate project is complete.
- Website - Please use it! If anyone has something to post to the website, contact Erin Leff. [www.countrysidefarmsocala.com](http://www.countrysidefarmsocala.com)
- Road - We have had few sign ups. This is a very important task that we hope more residents will want to participate in.
- Compliance - intended to identify when there are violations within the community. They can then report back to the board to notify our neighbors to help resolve issues. We are interested in recruiting

volunteers to serve. This is different from handling complaints.  
Members of the Board of Directors **may not serve** on the Compliance committee

## **Old Business**

**Lot 92** - An arborist was consulted, and several trees were marked for approval. Only these tree were removed, and trees were also trimmed. Thank you to the owners who were very cooperative.

**Gate update** - Coy Jamerson discussed that we in the future may wish to change the gate clicker codes as there are likely many people who do not live here anymore with access over many years. The new gate access system should be completed soon.

**Garage Sale** - if nobody is willing to organize this, we will not have the event this year. No volunteers were found at the meeting.

## **New Business**

**Budget meeting** - Next month we will have a Budget meeting and Board vote for the annual dues increase. Date to be determined. An announcement letter ( including location, date and time) will be sent by mail at least 14 days before the meeting date. Current plan is to vote for \$1000/year dues. There is no current plan to adjust the dues again (either up or down) after this increase, but it is possible sometime in the future.

**Lot 22** - Mr Lauer has passed away recently. A donation of \$100 was made in his memory to Humane Society of Ocala at Susan Thompson's request.

**Stop signs** - Peter Quinones asked whether the stop signs will be staying forever. Discussion followed about people speeding and running the stop signs. We have children, and cyclists who are at risk. Our goal is safety. We can discuss more at next meeting. Parents - ask children not to use earbuds on bikes. If you see something, say something (to the Board) regarding speeding and dangerous driving - collect license plate numbers or business names of service vehicles. Please slow down. Watch for children, stop signs, speed limit signs.

**Trees** - a GREEN letter was sent to everyone by mail because some residents cut trees without approval. We are working with these homeowners. If you have sick trees and are in question as to whether you have permission to remove them, please ask the board to verify if approved.

**Flag** - Theresa Keane has kindly volunteered to take over Flag maintenance duties. We thank you for your patriotism!

**Winter Party** - Nov 24th 4-7pm. At the retention pond by the middle road. Bring your own everything! (Beverages, food, tables, chairs) and let's have some FUN!

**Ballot Tally/Certify** All nominees were elected by a majority of votes cast. Welcome Grant Treiber, and also re-elected Mike Webb and Coy Jamerson.

### **Comments from the members**

Linda Taylor with the Plantastics - Plant Sale and Fundraiser scheduled for 3/28/2020 8am at Lot 94 (Edwards) Plants, garden equipment, etc...

Motion to adjourn John York. Seconded Coy Jamerson. All 4 members approves. Meeting adjourned 12:19pm.

Countryside Farms HOA  
BOARD MTG  
October 12, 2019  
Sheriff's Substation Hwy 200

Meeting called to Order at 12:19pm.

**Roll Call** - President - Coy Jamerson, Vice President - Mike Webb, Treasurer - John York and Secretary - Erin Leff.

**Agenda** - Mike Webb moved to approve today's Agenda. Seconded by John York. All 4 members in favor. Motion approved.

**Minutes** - John York moved to approve the minutes from Aug 23, 2019 meeting. Seconded by Coy Jamerson. All 4 members in favor. Motion approved.

John York moved to appoint Grant Treiber to the vacant Board seat for the remainder of the term until Grant's elected term begins in January 2020. Seconded by Mike Webb. All 4 members in favor. Motion approved. We welcome Grant to the Board at this time as a Director of the Board.

New Board for the term between now and the end of 2020:  
Coy Jamerson, Mike Webb, John York, Erin Leff and Grant Treiber.

**Treasurer report** - We need new signers for the all the bank accounts. Need to remove old signers including: Dona McCann, Sarah Jane Hoffman, Sue Baldwin, Leo Neville, Anthony Palmioti, Edwin Metelits any other names other than the current Board of Directors: Coy Jamerson, Mike Webb, John York, Erin Leff, and Grant Treiber.

Coy Jamerson moved to remove all old names from signers and add new Board members. Seconded by John York. All 5 members in favor. Motion approved.

**Committees** - NONE

### **Old Business**

**Gate** - contact Erin to give preferred contact info (which phone numbers you want called) for the gate access system

### **New Business**

**Budget meeting** - (To be announced date in November) Budget meeting for 2020 Budget approval and Vote by the Board for dues increase

currently planned for \$1000/yr. A letter will be mailed at least 14 days in advance.

**Community message board.** - We need a better method of communication than the poster boards. Erin Leff to provide options and vote at next meeting.

**Lot 58** - tree removal and violations. Coy Jamerson spoke with owner who has done some of the improvements. 4 trees that were approved by the board were removed. We need to continue to see progress. There are logs on the swale that need to be removed. Coy Jamerson regularly contacts owner. No definite timeline at this moment.

**Landscape** - We are taking Bids for landscape services - Submission of bids to be made by Dec 1, 2019.

**Unapproved tree removal** - we are working with 2 neighbors  
There are timelines for correction of violations

### **Questions from the community**

Discussed estoppel letters and that the homeowner is responsible to know the C&R once they sign the estoppel.

Question about the HOA Director Certification course. Grant Treiber previously chose the option to provide the letter stating he is familiar with our documents rather than take the course.

[Minutes from the April 17, 2019 meeting](#)

[HOA Board Certification - Sarah Jane Hoffman moved to require all board members \(current or future\) to have an HOA Board Certification within the next 45 days-\(of election\) the Board would pay for this. Dona McCann seconded. 4 in favor, Grant Treiber opposed. Motion approved.](#)

Committees have little progress because we have little involvement from the community. PLEASE, we need help from the membership. Entry Gate will be completed before the C& R committee starts.

OLD OLD business /violations. Need to be revived or resolved.

Erin Leff moved to adjourn. Seconded by John York. All 5 members in favor. Meeting adjourned. 12:50pm.

Minutes respectfully submitted  
October 13, 2019  
Erin Leff  
Secretary, Countryside Farms HOA

Minutes accepted as corrected  
November 16, 2019  
Respectfully submitted,  
Erin Leff  
Secretary, Countryside Farms HOA