

**Countryside Farms HOA Board Meeting
November 16, 2019
Budget & Finance Meeting
Freedom Library - Ocala, FL**

Meeting Called to order by President Coy Jamerson at 5:03pm

In attendance: John York, Mike Webb, Erin Leff, Coy Jamerson, Grant Treiber

Pledge of Allegiance

Correction to minutes - John York made the correction to remove the name of Lee Longfield as one of the names needed to be removed from CSF bank documents.

Website: Financials documents are posted as of September 30, 2019. Password protection is on the financial page, if you need access to it, please contact Erin. The password will be periodically changed for security. Please look at the November 2, 2019 Gate video under the NEWS tab for info regarding the recent exit gate damage. Please Contact Coy if any of you have any information regarding this vehicle/driver.

New Entry system - about 85% of the residents have provided their contact information. Email is coming to create your own 5 digit code for individual accounts. Clickers will work unchanged.

Unfinished Business

Lot 58 - Homeowner has signed a letter stating they have until end of December to complete work. Trees were approved before removal. Legal action will be taken if not completed by deadline. Also complaints about loose dogs visiting this property menacing horses on other properties.

New Business

Proposal for Voting on the Annual budget

Questions about when we decided to vote on the amount to change the dues. A portion of the June 7th, 2019 meeting minutes was read to clarify this. Roads will require major and minor maintenance so we must save for this. Currently we are running at a deficit running the association. We do not want residents to have a large assessment if we do not save for roads and other unforeseen expenses.

2 Payments will be permitted.

Question about the gate on the budget - This will not be an annual recurring fee.

Question about recouping legal fees - we have recovered some and expect more.

Questions about Workmans comp/liability ins. - Mike Webb has a report, and we cannot get a less expensive policy. We are now requiring contractors to show proof of Insurance/liability/Workmans comp.

John York moved to approve the 2020 Annual Budget - second Mike Webb. All 5 board members Approve. - Motion Passes.

Mike Webb moved to increase the annual dues to \$1000/year. John York seconded. Coy Jamerson, Mike Webb, John York and Erin Leff in favor. Grant Treiber Opposed - Motion Passes.

John York moved to approve building plans for Lot 85. (Jude and Jack Valloze). Seconded by Grant Treiber. All 5 board members in favor - Motion Approved.

Report on Gate damage - Genco will be doing the repairs. Will be repaired and repainted. There will be a period of time with no exit gates. A little over \$2000 in repairs. Trying to find the person involved and save us money.

Finances - John York and Coy Jamerson had a meeting with Regions Bank regarding a significant improvement on the rate of return on the investments. All options would be FDIC insured. *John moved to investigate the better investments offered (all FDIC insured). And with the safety of not losing any principle. Erin Leff Seconded. - all Board members in favor. Motion approved.*

The Video System currently is not functioning properly. - Coy has an estimate from 352 Gates to expand/repair/replace the Camera systems. (See attached). License plate camera currently does not work. *Mike Webb moved to approve the 352 Gates bid. Erin Leff Seconded. All 5 board members in favor. Motion approved.*

Leo Neville- proposed a speed bump at the U-turn to prevent people from going in the exit. Can investigate the cost and usefulness.

Coy Jamerson has the Community records from Maureen and Peter's house.

Christmas decorations are being stored, and can be put out now.

Erin moved to adjourn. Seconded by Coy Jamerson. Meeting adjourned 5:58pm

Respectfully Submitted
November 17, 2019
Erin Leff
Countryside Farms HOA

2/29/2020 - Minutes APPROVED.
Erin D. Leff.

