

Countryside Farm Owners Association, Inc.
c/o Bosshardt Property Management
2437 SE 17th Street Suite 201 Ocala, Florida 34471
www.countrysidefarmsocala.com
352-671-8203 Ext.116

2020 Annual Meeting Comments

Dear Countryside Farms Owner,

Due to the current pandemic, your 2020 Annual Meeting will be a little different this year. The Governors Emergency Orders allow Associations to cancel their annual meeting this year, but your Board of Directors wisely made to decision to proceed with some precautions in place.

Instead of a large gathering, the meeting will be held via Zoom. If you are not familiar with Zoom you can still participate by simply calling in on your phone. To attend by Zoom go to <http://Zoom.us>, click join a meeting, type in the meeting ID 839 8989 2673, type in the password 660684.

If you would like to attend by phone, please dial 1 312 626 6799. When prompted, please enter the meeting ID and password mentioned above.

Also, due to the pandemic election of new directors will be conducted differently in accordance with State Statutes. Instead of nominations being taken from the floor, we sent out a notice of intent to run for the board form. There are 2 positions open and 2 people submitted their name by the deadline. They are: John York and Bob Sawyer. There will be no election this year.

This packet contains an updated agenda, proposed 2021 budget, and minutes from last year's annual meeting.

We hope to see you at the meeting this Saturday.

Your Board of Directors and Management

Countryside Farms Owner's Association, Inc.

c/o Bosshardt Property Management
2437 SE 17th Street Suite 201 Ocala, FL 34471

UPDATED ANNUAL MEETING AGENDA

DATE: Saturday, November 14, 2020
TIME: 10:30 A.M.
PLACE: Due to Covid-19 Meeting will be held via Zoom

**Go to <http://Zoom.us>
Type in Meeting ID: 839 8989 2673
Type in Passcode: 660684**

**If you do not wish to attend via Zoom you may also call in by dialing:
1 312 626 6799. You will be prompted to enter the meeting ID and
Password shown above.**

Annual Meeting Agenda

1. Call to Order
2. Verification of Quorum
3. Election of Board of Directors
4. Approval of Previous Annual Meeting Minutes
5. Treasurer's Report and 2021 Budget
6. Unfinished Business
7. Committee Reports
8. New Business
9. Open Discussion
10. Adjournment

Organizational Meeting

Immediately following the Annual Meeting

1. Call to Order
2. Establish of Quorum
3. Election of Officers
4. Call to Adjourn

**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
- 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

Countryside Farms Owners Association

Proposed Budget for 2021

Description	2020 Approved Annual Budget	2021 Proposed Annual Budget
INCOME		
Assessment Income	\$ 94,000.00	\$ 94,000.00
EXPENSES		
Management Fee	\$ -	\$ 7,200.00
Tax Prep Fee, Income Tax, Corporate Report	\$ 765.00	\$ 500.00
Annual Meeting Costs	\$ 150.00	\$ 150.00
Computer / Internet / Camera	\$ 1,500.00	\$ 1,500.00
Gate Access Fee	\$ 1,200.00	\$ 1,200.00
Balance of Gate Access Replacement	\$ 3,925.00	\$ -
Legal & Professional Fees	\$ 15,000.00	\$ 12,000.00
Insurance	\$ 3,300.00	\$ 3,500.00
Copies / Printing / Supplies / PO Box	\$ 1,850.00	\$ 1,500.00
Landscaping and Grounds	\$ 8,200.00	\$ 8,500.00
Misc Expense	\$ 225.00	\$ 200.00
Repairs and Maintenance	\$ 1,300.00	\$ 5,000.00
Utilities / Phone	\$ 2,800.00	\$ 2,800.00
TOTAL OPERATING EXPENSES:	\$ 40,215.00	\$ 44,050.00
Reserves Road	\$ 50,000.00	\$ 50,000.00
TOTAL RESERVES	\$ 50,000.00	\$ 50,000.00
TOTAL ALL EXPENSES	\$ 90,215.00	\$ 94,050.00
TOTAL UNITS	94 - Units	94 - Units
ANNUAL ASSESSMENT PER UNIT	\$ 1,000.00	\$ 1,000.00