

FINAL
Feb 28, 2019
Countryside Farms HOA Board Meeting.

Meeting Called to order by President Lee Longfield at 6:02pm
Hwy 200 Sheriff's Substation

Roll Call:

Dona McCann, Sarah Jane Hoffman, Grant Treiber, Lee Longfield , Erin Leff present.

Pledge of Allegiance

New Members: -

none

Note to Add Insurance to agenda for tonight.

Minutes corrected.

Grant Treiber moved to accept corrected minutes from January 2019. Seconded by Sarah Jane Hoffman. Voted 5-0 motion approved.

Treasurers report:

Sarah Jane - provided report

All assessments for 2019 paid.

Lee Requested a more detailed report. Are our finances audited? Is this the CPA fee? Steve Cabrera is the CPA.

Motion to approve by Dona McCann Seconded by Grant Treiber - 5-0 motion passed.

Old Business:

Lot 43: - The Board had a closed meeting to discuss with attorney - strategy for lawsuit on a phone consult. Protected by attorney/client privilege.

The destruction of trees issue - there has been no response from the homeowner. Process server will be employed. Documents are ready to file. Also discussed potential for suit on Lot 44. Focused on roof and screen cage which are in disrepair. Board agreed to move forward

Grant Treiber moved: "I move that the law firm of Clayton and McCulloch be authorized to proceed with a Statutory Offer to participate in Preset Mediation and /or a lawsuit against Tala Abdulhissa and Mohamed Ghanameh (Lot 43) to enforce the Associations's documents regarding the unauthorized destruction of several large trees on their lot" seconded by Dona McCann. Photos and other exhibits are assembled and ready to send to atty. Voted 5-0 Approved.

Lot 44 - Dona McCann moved " I move that the law firm of Clayton and Mcculloch be authorized to proceed with a Statutory Offer to participate in presuit mediation and/or a lawsuit against James Sutton (Lot 44) regarding repair of the dwelling roof and repair of the swimming pool enclosure." Seconded by Lee Longfield. Grant Treiber suggests letting attorney evaluate and see if this is feasible. Grant spoke with the owner, and Unregistered vehicle has been moved. Request to table this issue until next meeting. other options for this issue may be code

enforcement . Dona Mc Cann retracts her motion in favor of tabling the issue. Seconded by Lee until next meeting. Motion passed 5-0

Matching roofs:

C&R requires roofs of all buildings to match. Previously Lot 20 did correct the issue at the request of the board. We have since requested Stoddard (Lot 73) match. Previous regular notices have been ignored. 2nd letter indicating that we will go to Attorney has not been sent until board agrees that it would go forward.

Lot 10 - Tony Palmiotti stated - roof was approved years ago. Dona McCann said it was sold that way in 2001. BUT we now, since 2017 have Estoppel Laws which will prevent a future sale. A new roof was put on Lot 10 which could have made them match.
Lot 5 was approved by previous board. around 1989

Lee Longfield noted that Leo Neville wrote letter indicating that in 2014 Lot 20 needed to match roofs. Then the home owner DID indeed make the roofs match.

“spirited discussion” followed.

Lee Longfield - Table this issue for tonight. Mr. Neville became contentious, and ruled out of order.

Trailing Maintenance issues:

Lee Longfield - all issues from May evaluations have been addressed - some faster than others.

Letter sent to Levenar - Grant Treiber also would like to involve code enforcement.

New Keypad: -

Erin Got bids from 2 companies - Erin to keep looking. \$6800-8000 so far

Website

We have a new website - www.countrysidefarmsocala.com It will have a “contact” us button.

Spring Social -

Erin Suggested possible dates: April 6, 7, 27, or 28

Entry stoplight:

Grant reported: 1 min 32 sec. wait time. There is scheduled maintenance by county. Yellow light not likely to return because of increased accidents.

Road Review

Will occur tomorrow - Mr Sannan will inspect. And give oral report when completed and then written report within 30 days.

Insurance:

In September we moved to review insurance in 6 mos. (Workman’s comp, Board, and Gate) Agent found few places to get board Insurance—> Brown and Brown. Can Have Nancy Grub insurance agency review our policies and see if we can drop the workman's comp.

Per Lee Longfield Workman’s Comp Policy includes volunteer workers.

New Business

February Car accident at gate: Sarah Jane - planter/mailboxes damages Driver caught, cited. VanSickle family repaired the pavers at the entrance, but there are still lighting problems there. LED will be brighter and less costly. (should be covered by insurance). Sarah Jane to get electrician to give estimate. Lee Longfield moves to change lights to LED and if less than \$500 to change fixtures Dona McCann seconded. 5-0 Motion passed.

Lot 73 Mini donkeys

Mini Donkeys are residing there. Lee and Grant attempted to meet with owner. Efforts were unsuccessful. Letter sent to remove the donkeys within 30 days.

Sinkhole at easement on lot 15.

Certain board members indicated the association would make this repair. Lee indicated that this is not the association's responsibility. Lee recommended legal opinion. Dona thinks this is 'deeded to Countryside Farms". *Grant moved to refer to attorney, 2nd Dona - 5-0 motion approved*

Mailbox:

Lee indicated Sarah Jane has picked up mail (or Dona in SJ absence). No mail received in the past 10 days. Lee was communicating with Ann Larkin to see if she had Insurance to offset costs of the gate from the renter's child's damage to gate. Larkin sent letter to CF to the Attn: Lee. Larkin sent offer to settle with \$400 check. Settlement is a board decision, and Lee indicated that Sarah Jane deposited the check without approval. Sarah Jane has been the treasurer for 10 years. 2017 Lee had key when Sarah Jane was away. Lee has now opened a new mailbox and no one has second key. Mailman now wants a board vote to pick up mail and need photo ID. 2007 was the original mailbox contract. Nothing is due now. Lee concerned that mail is not getting to it's recipient in a timely fashion or at all, and that Sarah Jane made decision to deposit check.

Sarah Jane moves to allow all board members to pick up mail. Dona 2nd 4-1 (FOR - Grant, Erin , Sarah Jane, Dona, AGAINST - Lee)

Update on oversight of finances

Lee offered Apology on the lack of responsibility. Concern about past board members that are signatories on financial accounts. Should be removed at least annually.

*Erin moves that 5 members are on file at bank. Dona second 5-0 Motion accepted
Lee moved to remove old names from bank. Dona seconded 5-0 Motion accepted*

*Sarah Jane moves All members approve these minutes to get the bank signatures on file. -
Dona Seconded. 5-0 Motion Accepted*

Investments: we need to plan ahead on how to reinvest. Will not be charged a penalty this time for mature CD's to reinvest.

Grant- moved we are informed in advance to make educated decisions on maturing CD's. and other finances.

*Sarah Jane moved to open and close bank accounts with full board motion. Dona seconded.
5-0 Motion Accepted.*

*Sarah Jane moves to continue to have 2 board members sign checks. Dona Seconded. 5-0
Motion accepted.*

Grant Moved The Board should conduct No credit/debit card transactions. Dona Seconded. 5-0 Motion accepted.

Lee moved All investments to be approved by the Board, including amount and duration of time limited instruments such as CD's. Dona Seconded. 5-0 - Motion accepted.

Sarah Jane moved to invest \$6580 dollars to reserve fund (minimum required). Dona Seconded. Lee moves to table this to know about motion from 2001, and research this more.
- table to next meeting

Sarah Jane moved to give \$ 100 to charity of a deceased home owner's choice. Dona seconded. 5-0 - Motion accepted.

Estoppel process:

Lee would like to change this assignment from Treasurer to Secretary
decision to TABLE this issue to next meeting.

Lee moved to adjourn 8:44pm Seconded by Grant.

Respectfully Submitted,

Erin D. Leff
Countryside Farms HOA Board Secretary.
2/28/2019

Addendum:

April 10, 2019

Minutes approved without corrections