

FINAL

April 10, 2019

Freedom Library

Countryside Farms HOA Board meeting.

Meeting called to order at 5:00pm by acting President Dona McCann

In attendance: Dona McCann, Sarah Jane Hoffman, Grant Treiber, Erin Leff.

Pledge of Allegiance

Welcome new members - Coy and Christy Jamerson who had not previously attended a regular Board meeting

Sarah Jane moved to approve today's meeting agenda. Second - Dona McCann, In favor Sarah Jane Hoffman, Dona McCann, Erin Leff. Opposed: Grant Treiber.

Grant moved to approve the minutes from February 28, 2019. Second Sarah Jane Hoffman. No corrections or additions. All 4 Board members approve.

Sarah Jane moved to approve minutes from April 4, 2019 meeting. Dona McCann Seconded. All 4 members approve.

Treasurers report by Sarah Jane Hoffman- see report dated 4/9/19 with balance through March 31, 2019. May 11, 2019 meeting to discuss finances.

Last meeting motion to move \$6580 to road fund was inadvertently tabled. Sarah Jane Hoffman moved to move \$6580 to the road fund. Second Dona McCann. This money coming from annual dues. - 4 members approve.

Sarah Jane Hoffman moved to remove from banking signature cards Michael Benner, Anthony Palmiotti., Leo Neville. Seconded Dona McCann. - all 4 board members approved.

Banking signature cards - Grant Treiber requested not to be a bank signer. But he still has to sign minutes to correct the active signers. He will have a vote on other monetary transactions (CD's or money changing banks) .

Grant Treiber moved to add Erin Leff to signature cards. Second Sarah Jane Hoffman. All 4 members approve.

OLD Business

Lot 43 - close to settling suit. They have been sent a settlement - but it did not include removal of the cut wood. If they sign the settlement in the next day or two that will become a separate issue. If later, attorney can add the cut wood to the settlement.

(Legal fees, plus within 45 days planting new trees - of substantial size - we do not know the actual size). If settled, perhaps they will share the cut wood with neighbors. As of 5pm today we have not heard if they have settled. Grant Treiber requests the exact tree specifications for the tree settlement and does not approve settlement without this information. We also want to ask about stumps being removed.

Lot 44 - Grant Treiber - spoke with Mr. Sutton: abandoned car gone. Mailbox has been replaced, Screening has been removed from pool enclosure. Don't know about whether it will be re-screened, windows, or roofing will be repaired. Those issues are not covered by our C&R.

Keypad System - Erin Leff found a vendor. 352 Gates - local in Ocala. They provided several options, and videos of the systems in action. Questions about other camera coverage and cellular plan. Would like a motion to SJ moved to approve \$5000 to have this done. Coy Jamerson suggests table to next meeting while we get a few more details of the systems.

Sarah Jane Hoffman moved to table this issue, second Dona McCann. - All 4 members approved.

Sarah Jane Hoffman moved to approve additional money to Mr Electric \$384 for balance of repair of lighting at the gate. We would be reimbursing Longfield who already paid Mr. Electric Seconded by Erin Leff. - all 4 members approve

Road Report:

47 page report was received from Mr Sanon (road construction engineer). We can email it to anyone who requests it. Thank you Sue Baldwin for finding Mr Sanon. We have been saving for the road fund for approx 20 years. According to this road evaluation, roads should be re-milled/resurfaced in 3-5 years. At a cost of \$522,000 - 800,000. We have saved approx 210K for the road fund. We need to prepare for the expense. Therefore a meeting is scheduled for May 11, 2019 at 10am (Sheriff Substation) as we are required to have a separate meeting when discussing increasing dues.

New Business

Lot 62 - Coburn request to add a Guesthouse attached to second Garage . Cover letter submitted along with blueprints. Wording on the letter indicates plans to comply with C&R and use same materials/ exterior appearance. Grant Treiber spoke with the homeowner. Grant Treiber moved to approve this construction, seconded by Sarah Jane Hoffman - all 4 board members approve.

New Attorney - Lee found Joshua Moses - HOA attorney in Ocala. He is more cost effective than the other attorney. He requires \$1500 retainer. Sarah Jane moved to retain Joshua Moses for local issues and send retainer. Second Erin Leff - all 4 members approved.

Street Sign on 72 ct / 97 pl is in the wrong place. Garret offered to help get it moved. Coy Jamerson and others said they would help as well. Grant Treiber moved to move sign. Second Sarah Jane Hoffman - all 4 members approved.

OLD BUSINESS

LOT 58 - fencing - Lee Longfield gave overview. Sarah Jane Hoffman would like to have members again have a face to face with her and get commitment. Discussion that this has been done already. Option to have the work done and then lien on the property. Dona McCann and another homeowner Francie Field offered to meet her again. Grant Treiber moved to TABLE til next week. Seconded by Dona McCann. All 4 approve.

LOT 73 - Donkey update - there are 3 donkeys - Owner wanted to come to meeting - but could not come today or next week. Ms Stoddard indicated that Don Ferrell is her attorney, and Ms. Stoddard would like to have us meet with them. Grant Treiber noted she is still over the 30 day extension we granted her, and are now obligated to continue with the process and move to council. * Her current request for emotional support animal is not following the requirements from a mental health professional. Sue Baldwin - suggested an Injunction relief because she has not complied with the needed steps for us to consider. * We cannot meet her and her counsel without our own legal representation. Grant Treiber moved to contact Josh Moses for injunction. Dona McCann seconded - all 4 members approve.

5:57pm - meeting adjourned.

Respectfully submitted,

Erin D. Leff
Countryside Farms HOA Board Secretary

Addendum:

4/17/2019

Minutes approved without corrections

