

Country Place Maintenance District SD011 - Meeting Agenda

December 13, 2021

Bill Castens Gymnasium Conference Room – 15546 Spring Pine Dr, Tampa, FL 33624

At

Northdale Park & Recreation Center – 15550 Spring Pine Dr, Tampa, FL 33624

<https://mydistrictwebsite.com/country-place-maintenance-district>

CountryPlaceSMD@gmail.com

1. Call to order
2. Reading and approval of November meeting minutes.
3. Treasurer report
4. Old business:
 - A. Update on CPMD website. **Status: The website has been recently updated. Wendy & Keith attended a virtual presentation on file remediation. One or both submitted questions to Merit and presenters about this. Status:**
 - B. Spreadsheet for sign information tracking is in progress with additions and updates. **Status: Chris took this on and has created his version for us. Thanks Chris!**
 - C. Discussed Cardinal contract. Chris briefly reviewed responsibilities that are listed on the Addendum contract with Mark. Chuck motions and Wayne seconds. Chris will bring the updated contract to the next meeting for Mark to sign and approve. **Status: Pending.**
 - D. Discuss current mowing of Pond property at Country Lake Drive & Bridgewater. Cardinal mows about half of the Homeowners property around the pond for neighborhood aesthetics. What is our stance on maintaining Private Property in this and possibly other cases for aesthetics instead of Property owner maintaining to their discretion and the direction of Greenacre Properties and Deed Restriction enforcement? **Status: Board made motion to pay for property surveys at Hutchinson/Pennington, Country Lake/Bridgewater, and Wilcox/Marshfield to see where the county easement is and what areas fall under the property of the homeowner. Motion was passed last month with the specification that the cost do not exceed \$500.00. This was discussed again and board agreed to continue with survey process however a motion was made to increase the cost as long as it does not exceed \$1000.00. Motion made by Darrel and second by Chuck. Motion passed with 5 Yea and 1 Nay. Status: Darrel will look into other Surveyors for this Project. Tina (HOA) and/or Mike (Greenacre Properties) have provided Attorney references for legal advice on our options for handling this.**
 - E. Future Project: Irrigation for Wilcox Rd. to cover from Eastern Northdale boundary to Western Country Place boundary. **Status: Chris talked about looking into a 2021 project to get irrigation installed at Wilcox and Marshfield and Wilcox and Pebblebrook. Waiting for TECO to bury their power lines before moving forward with these irrigation projects. Status: I have spoken to TECO and the Contractor for the proposed project. They may ask for an easement from property owners to directional bore/bury lines at the front of property, not the rear where current lines are. Or, may use existing rear easement. Probably not going to be completed until sometime in 2022. Because of the expenses that will be temporarily incurred from the accident at Summerwind, (See B in New business), we will not move forward on this for now.**

- F. Future Project: Fountain/Fountains installation in West Park pond. **Status: Because of the expenses that will be temporarily incurred from the sign accident at Summerwind, we will not move forward on this for now.**
- G. The board agreed and instructed Cardinal (Landscape) NOT to cut or do any work on private property.
- H. Future Project: Install sign at the S. E. corner of Country Hills and Pennington. **Status: Original sign has not been there since 2007. Status: Board voted to defer sign project.**
- I. Summerwind/Ehrlich sign damage: Costs may run up to \$20,000 which we will pay up front but be reimbursed by Geico when all estimates have been submitted. **Status: Geico informed Chris that the total reimbursement from them will cap at \$10,000 and any remainder will be the responsibility of the driver. The insurance company of the driver involved in the accident wants to pay the Tax District approx. \$9,926.00 on the claim which will leave \$3,210.60 still outstanding. The board will need to retain an attorney if full payment is not made by next board meeting. We will discuss if we want to pursue the remainder and how.**
- J. Chuck spoke about raising the yearly assessment of \$50. Research is needed. Can it be raised w/o an expensive, lengthy & formal process? **Status:**
- K. Chris stated re-investigating the addition of solar lighting for the Schillington sign (near Claywell Elementary School). **Status:**
- L. Grainary/Pennington sign: **Status: TECO meter activated, light installed/operating, GFCI outlet installed/operating. Holiday lights installed/operating. Outlet has been configured to act as Primary circuit breaker for both the Light and Outlet due to distance length from TECO meter and Primary circuit breaker which will now become the Secondary circuit breaker. Cardinal was requested to remove all plants, and remove all soil below sidewalk level. Status:**

5. New business:

- A. Darrel stated the possibility of trimming the homeowners overgrown bush at the West wall of the Summerwind Drive & Ehrlich Road entrance. It dominates the wall and the landscaping. Asked all Trustees to view before October's meeting. **Status: Cardinal was asked to perform some initial trimming.**
- B. Sign light at Casey Road Extension & Winterwind casts its beam outside of the sign area and is a visual annoyance to Eastbound travelers. **Status: Cardinal & I met at the sign after the October meeting. Mark tried to adjust w/no success. It will need more of a focused light fixture, blinder(s), or an external block of some type. Met w/Cardinal again. Asked Mark to install additional, fuller and taller plants for light mitigation. Status: Plants have been installed. What is the effect?**
- C. Add flowers around each light post (7) at Hutchison fence. **Status: Spring initiative?**
- D. Insurance on common Property assets ? (Signs, irrigation, landscaping, lighting, etc.) **Status: Tina (HOA) and/or Mike (Greenacre Properties) have provided some contact information for possible Quotes.**

Adjourn meeting