

Country Place Maintenance District SD011 - Meeting Agenda

January 10, 2022

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 December meeting minutes.

3. Treasurer report

4. Old business:

A. Update on CPMD website. **Status: Merit offered a WebX about the updates to the webpage that Keith and Wendy attended. The bulk of the presentation was about how to hire an outside party to remediate the files that need to be placed on the webpage. There still has been no date given that specifies when the changes need to be made. When this date becomes available, Darrel, Wendy and Keith will have meeting to organize what files need to be placed in the webpage and look for a price for remediation of the files.**

B. 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.**

C. 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. Property surveys have not started. Darrel and Wendy met with Tina and Mike at the corner of Country Lake and Hutchison about surveys, retaining an attorney, and maintenance of the pond. Discussion took place about possibly hiring an attorney at some point to look into an easement for the pond so the owner retains ownership, but we would maintain. Tina and Mike forwarded names of attorneys in an email after the meeting. Discussion took place as to the responsibility of the HOA to make sure that the homeowner is maintaining the pond. Chris volunteered to write an email to the HOA about our concerns over their responsibility over this area. There was additional discussion about the state of the other two ponds that Aqua-Terra are being paid monthly to maintain. Chris will reach out to them to discuss responsibilities.**

D. The board agreed and instructed Cardinal (Landscape) NOT to cut or do any work on private property.

E. 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. Motion was made by Chris to sign off on the \$10,000 being offered by Geico and forgive the \$3,210.60. Chuck seconded the motion and it passed with 5 Yea and 1 Nay. Wendy will send a letter to the homeowner to try and collect the remaining amount.**

F. Chris stated re-investigating the addition of solar lighting for the Schillington sign (near Claywell Elementary School). **Status: Mark thought that there was a meter at one time on Hounds Horn for the Schillington entrance. The board gave Mark permission to reach out to Ralph with A & H to do some investigation into this possibility before we move forward with solar lighting. Mark will report back.**

G. Grainary/Pennington sign: **Status: All plants were removed, and the area was graded and then mulched. Planting will be done in the spring during the rainy season. Board agreed that the area was much improved. We will discuss the need to replant in the Spring or leave as is.**

H. 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 has installed additional, fuller and taller plants for the 2nd time for light mitigation. What is the effect?**

Future Project considerations:

A. 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.**

B. 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.**

C. 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.**

D. Add flowers around each light post (7) at Hutchison fence. **Status: Spring initiative**

E. 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.**

F. Chuck spoke about raising the yearly assessment of \$50. Research is needed. Can it be raised w/o an expensive, lengthy & formal process? **Status:**

5. New business:

A. Hutchison Road wall – area between wall & sidewalk is looking unkempt again. Palm tree ground debris, trimming, uneven mulch, etc. Request Cardinal to maintain better and smooth out mulch.

B. Request Cardinal to be more Pro Active in the maintenance needs of our Community. Alert the Board to issues that need addressing, that we are unaware of. Dead foliage, electrical, plumbing, mulch, bordering, landscaping overhauls, etc.

C. Resident reported issue with West facing lights of Summerwind/Ehrlich sign. When waiting for the traffic light at this entrance, at night or anytime lights are on, the light beam shows thru the sign to the driver. **Status: Cardinal has installed additional, taller, and fuller plants for light mitigation. I have emailed the resident to check. No response yet. Has anyone else noticed a distraction or improvement?**

D. Have twice requested changes to the HOA website where the Maintenance District information is incorrect and/or needs edits. **Status: Alex has been contacted and will complete.**

E. For the next HOA Newsletter (March/April), request edits to remove both instances of **Special** from our name, remove Scott McThenia as Trustee, and update meeting information to

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Adjourn meeting