

Country Place Maintenance District - Meeting Agenda

February 14, 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 January 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 website. 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 a meeting to organize what files need to be placed on the website and research costs associated w/file remediation.**

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: Wendy has resurrected discussions about the Cardinal contract.**

C. Discuss current mowing of Pond property at Country Lake Dr/Bridgewater Ln, Hutchison Rd/Pennington, Marshfield Dr/Wilcox Rd. Cardinal mows some portion of these Homeowners property around the ponds for neighborhood aesthetics. **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. Darrel has attempted to reach Aqua-Terra on multiple occasions with no response. The HOA directed Greenacre to send letters to the Homeowners of these 3 Pond properties that the Maintenance District will no longer be mowing or maintaining unless possible legal matters are resolved.**

D. The board agreed and instructed Cardinal (Landscaper) 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 Geiko 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. Keith will contact the Attorney references sent by the HOA & Greenacre.**

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, the area was graded and then mulched. Board agreed that the area was much improved. There is no irrigation at this entrance. Board will discuss the need to replant in the Spring or leave as is.**

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. Keith is checking on this.**

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. 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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D. Darrel has initiated a search to replace Aqua-Terra for our Aquatics Management maintenance of the Country Place West Park pond.

Adjourn meeting