

Country Place Maintenance District - Meeting Agenda

June 13, 2022

Bill Castens Gymnasium Conference Room – 15546 Hooting Owls Pl, fka 15546 Spring Pine Dr, Tampa, FL 33624

At

Northdale Park & Recreation Center – 15550 Hooting Owls Pl, fka 15550 Spring Pine Dr, Tampa, FL 33624

<http://countryplace.mydistrictwebsite.com>

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1. Call to order

2. Reading and approval of April meeting minutes. No May meeting minutes taken. Not an official meeting.

3. Treasurer report

4. Old business:

A. Update on CPMD website. **Status: The website is currently updated and Wendy has been working with Epicpaths to get our website in ADA compliant. Motion was made by Chris and 2nd by Keith to pay \$808.70 (which was an updated quote) to have a website and files remediated to have us meet 508 compliance. Motion passed 5-0.**

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. My preference is to tackle this after we have put out some/most/all of our other fires.**

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. Greenacre has sent 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. **Status:** Cardinal Landscaping was again reminded/instructed to perform minimal mowing around Pond properties and leave a grass line for Homeowners to see while Property surveys have yet to be started or completed.

E. Summerwind/Ehrlich sign damage: **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. Based on all of the information gathered by Chris & Tina (HOA President), Keith has contacted Geico and they are processing an offer letter for our consideration. Based on the contents of this letter, we may then consult with an Attorney after signing an Agreement Retainer. A motion was entered by Darrel and second by Wendy to reach out to our attorney and get no more than two hours of legal advise @ \$275 per hour to see if there's any way we can legally reach out to the homeowner to collect the unpaid balance of \$3,210.60. Motion passed 3-2.

F. Chris stated re-investigating the addition of solar lighting for the Schillington sign (near Claywell Elementary School). **Status:** Mark thought that there was previously a light there and suggested that A&H could dig around the sign for the wiring. Motion was made by Chris and second by Darrel to have A &H electrical dig at the Schillington entrance sign for electricity and or wires (power). Motion passed 5-0 to allot 2 hours at \$125 per hour (Total \$250.00) for their services. Chris has provided information on a Solar lighting system from Sun-In-One which started at \$1835 for a starter kit. Mark stated that A&H has estimated \$7,900 for a new electrical install. Is there an official proposal document?

G. Darrel has initiated a search to replace Aqua-Terra for our Aquatics Management maintenance of the Country Place West Park pond. The Lake Doctors have provided an Agreement and Scope of Work for our consideration @ \$295 per month for a 1 year agreement. Darrel has contacted Hillsborough County Parks & Rec. about our allowed jurisdiction to privately perform Pond maintenance, how & when this originated, and some written documentation as backup. Darrel & Matt walked the entire Pond w/the Lake Doctors Rep. and they seem very capable of handling this. **Darrel will make a motion to approve The Lake Doctors as our new vendor starting immediately.**

H. 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. **Status:**

I. 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. **Status: This will be addressed and added into future Contract.**

J. Motion passed 5-0 to add Matt Dempsey (Epicpaths) as our permanent vendor to maintain and remediate our website in accordance to standards. Motion by Chris and 2nd by Wendy .

K. Motion by Chris and 2nd by Keith to add \$3,000 to our budget to allow Cardinal Landscaping to install Poinsettias during the Holiday Season and to replace with perennials on an annual basis. Motion passed 5-0.

L. Insurance on common Property assets ? (Signs, irrigation, landscaping, lighting, etc.) **Status: Keith has received 2 Commercial Property Insurance quotes and we are considering adding this to the FY23 Budget during the June Budget meeting.**

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.**

Update: Darrel has contacted Hillsborough County about the irrigation process and costs associated with. They advised that a Commercial Plumber is needed to perform most of the initial work before the County performs final connection. Red Cap Plumbing did not return contact. Pro Plumbing has not yet returned contact. Sample Plumbing has not returned contact.

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.**

New business:

A. Received email from owner of Winding Drive wall property asking about wall damage and landscaping. **Status: Met with owner. Found property boundary pipe. His neighbors tree caused the damage and I informed him that is between him and his neighbor. The ground light and current landscaping (or lack of), is on his neighbors property. We spoke with said neighbor and he gave permission to allow current and upgraded landscaping on his property in front of sign. Asked Wall owner about his Landscape preferences. I will motion for a vote to approve a makeover and possible light fixture change. Mark, myself and the homeowner met at the sign and went over landscaping possibilities. Mark will submit proposal.**

B. Has Matt been added to all applicable documentation? **Status:**

Adjourn meeting