

Country Place Maintenance District - Meeting Agenda

July 11, 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 June meeting minutes.

3. Treasurer report

4. Old business:

A. 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.**

B. 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.**

C. The board agreed and instructed Cardinal (Landscape) 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.** Mark (from Cardinal) is no longer cutting the property of homeowners who have houses that boarder up to county property. **Status: Not sure this is being followed?**

D. 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. Status: We received an offer letter from Geico to pay for the sign on Summerwind that was damaged on 5/17/2021. Pro Rata Amount was \$9,313.08 against our claim of over \$13,000. Before we sign the Release of Liability form we will reach out to our attorney to see if there's any way the board can collect the difference from the driver. The board has a balance of \$504.00 (from \$550.00 that was approved in April) to use for attorney fees to get legal counsel.**

E. Chris stated re-investigating the addition of solar lighting for the Schillington sign (near Claywell Elementary School). **Status: Chris has provided information on a Solar lighting system from Sun-In-One which started at \$1835 for a starter kit. Mark provided a Quote from A&H for a hard wired light system estimated at \$7,900. Motion was made by Chris and second by Chuck to have A &H Systems Inc. install wire, and conduit, 228 feet, set new meter wire and install a light at Schillington Dr. Proposal was \$7900.00 which will be paid with pending funds from the Geico check for the replacement sign at Summerwind. Motion approved 7-0. Chris will contact Lisa for more details.**

F. The Lake Doctors performed our 1st maintenance treatment for the Country Place West Park pond on June 21st and invoiced us. 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. No answer returned. **Status: Has invoice been paid?**

G. 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:**

H. 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.**

I. 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.**

J. 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. Mark, myself and the homeowner**

met at the sign and went over landscaping possibilities. Mark will submit proposal. Motion made by Chris and second by Wendy to have Cardinal Landscaping install 4x4 pressure treated wood for single tier box border for our Winding Drive sign. Quote was \$566.76 and was approved 7-0. Status:

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

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. Darrel has requested from Hillsborough County Parks & Rec if we have jurisdiction/authority to install a Fountain or Fountains to this Pond. No answer yet.

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. President's personal update

Adjourn meeting