

Country Place Maintenance District SD011 - Meeting Minutes

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

Board members present:

Wayne M. Swift

Charles “Chuck” Urbinek

Scott McThenia

John “Chris” Rhodes

Darrel Spacone

Wendy Samford

Board members absent:

Keith Colini

Guest in attendance:

Mark Mantei (Cardinal Landscaping)

Matthew Banas (homeowner)

7:00 PM- Monthly Meeting called to order by Darrel and 2nd by Wayne.

1. The November 2021 Tax District Minutes were approved by the board. Motion for approval from Chris and second by Wayne.
2. Treasurer report: Dec, 2021
Nov beginning balance for all accounts: \$22,043.83
Nov income for all accounts: +\$15,524.93
Nov total expenses: - \$6839.42
Nov ending balance for all accounts: \$30,729.37
3. **OLD BUSINESS:**
 - A. 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. 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.

- C. Spreadsheet was created by Chris outlining locations of all of the meters at each entrance. Suggestion was made to create a follow-up document in the future to keep track of all maintenance done at each entrance.
- D. Board spoke about raising the yearly assessment of \$50 by 3%. Research and a volunteer is required to see what steps need to be taken.

4. New business:

- A. New replacement sign at the entrance of Summerwind was installed on 8/9/21. 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.
- B. Looking at adding solar lightning at Schillington (near Claywell Elementary School.) 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.
- C. The Grainary/Pennington entrance: Cardinal addressed the plants that were dead and beautified this area. 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.
- D. The lights on the Grainary/Pennington entrance were out. Darryl reset the breaker and it's now working. Darrell spoke to Ralph about this problem and he explained about the issue. We need to keep an eye on this and if there are any further issues, it will have to be rewired.
- E. The lights on the west side of the Ehrlich and Summerwind sign were not working. A & H sent a bill for the lights but there have been complaints that the lights were on all the time. Chris will pay the bill after mark speaks to A & H about fixing the problem. Cardinal also cut back the bushes that were hanging over the wall at this location.
- F. A motion was made by Scott and 2nd by Chris to remove the Palms at the south side of Hutchinson fence. Motion approved 7-0 with a \$500 max expense. No action taken on this.
- G. Scott McThenia announced his resignation from the board as of 12-13-21. The board thanked him for this contribution to his community.

Meeting Adjourned: @ 8:30 p.m. (Motion made by Chris and second by Wendy.