

## Country Place Maintenance District SD011 - Meeting Minutes

March 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](mailto:CountryPlaceSMD@gmail.com)

### Board members present:

Charles “Chuck” Urbinek

Darrel Spacone

Wayne M. Swift

John “Chris” Rhodes

Keith Colini

Wendy Samford

### Board members absent:

N/A

### Guest in attendance:

Mathew Banas

### **7:05 PM- Monthly Meeting called to order by Darrel and 2<sup>nd</sup> by Chuck.**

1. The February 2022 Meeting Minutes were approved by the board. Motion for approval from Chuck and second by Wayne.
2. Treasurer report: March 14, 2022
  - Feb. beginning balance for all accounts: \$75,753.34
  - Feb. income for all accounts: +\$1,099.64
  - Feb. total expenses: - \$9,461.28
  - Feb. ending balance for all accounts: \$67,391.70
3. **OLD BUSINESS:**
  - A. The website is currently updated and Wendy has been working with Epicpaths to get our website in ADA compliant. Wendy will contact Epicpaths with additional questions brought up at tonight’s meeting. A motion passed 6-0 to pay \$600.00 and begin the process to have our files remediated. Motion was made by Chuck and 2<sup>nd</sup> by Wendy.
  - B. Property surveys have not started. Mark was instructed not to cut the property of three homeowners who have homes that back up to the pond. The HOA has sent letters to these homeowners letting them know that we will no longer do courtesy cuts on their properties. The

HOA will work with the homeowners to let them know the standard required to maintain their ponds.

- C. 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. The county has supplied us with instructions on how this can be done. ("Guide for Special Dependent Districts & Other Topics") which is on file.

**4. New business:**

- A. Palm trees and encroaching brush was pruned along Hutchinson wall. Mulch was leveled along Hutchinson wall. All plant material that suffered freeze damage have been pruned to promote new growth. Crape Myrtles have been pruned back to maintain shape and size. Pine bark has been installed in all flowers beds per contract. Investigation of old electric from Shillington sign is still going on.
- B. We are still waiting on a check from Geico for the replacement sign at the entrance of Summerwind. Chris intends to write a letter using verbiage from Geico that will act as a means to secure the \$10,000 however Geico is not communicating.
- C. The board is still interesting in updating the contract with Cardinal Landscaping Inc, but board passed on any discussion.
- D. Keith reached out to numerous law firms to see about retaining an attorney to have at the boards disposal for legal counsel. Received confirmation from Fishback Law Group (Andrew Mai) that if needed they would assist at \$275 per hour. We will keep their name on file and use if needed.
- E. Keith research getting insurance coverage for entrance signs. The board approved motion 6-0 to get policy offered by Commercial Property Insurance beginning July 1<sup>st</sup>, 2022 and updating the budget. Motion by Chris and 2<sup>nd</sup> by Keith.
- F. After checking it's been determined that there is no power or electricity at Schillington entrance sign so solar lights are the only options. Chuck will check with his son for information on solar lights and and Chris will also research.
- G. Irrigation for Wilcox Rd to cover from Eastern boundary to Western Country Place boundary is needed. Darrel will be looking for commercial plumbers and Chris will ask a friend if he works with commercial properties.
- H. Darrell has initiated a search to replace Aqua-Terra for our Aquatics Management services. Chris will forward a contact to Darrel to start with.
- I. Motion passed 6-0 to add Chad Olson (Olson Soft Wash, Pressure Wash & Screening ) as an annual vendor to maintain and clean our common property, signs, pavers and fence (along Hutchinson). Motion by Chris and 2<sup>nd</sup> by Chuck.

**Meeting Adjourned: @ 8:30 p.m. (Motion made by Darrel and second by Chuck.).**