

# **Countryside Estates R.O. Association Inc.**

## **Minutes of Board Meeting**

**Tuesday March 12th, 2024**

### **Meeting called to order at 7:02p.m. by Steve McGill**

**Roll Call:** President - Steve McGill, Vice-President - Barry Colantonio,  
Treasurer - Michel Bernard, Secretary - Jackie Danko  
Directors - Al Carpanelli, Ken Cunningham, Jim Rigney

Steve talked about the new format explaining the Thur morning 10:00 am Agenda Meeting that is open, posted and minutes taken that are available upon request. Purpose of this meeting is to establish an agenda for the regular Board Meeting to follow within a few days. No votes are taken or motions made but allows members to observe and comment on the discussions by the Board regarding the business of the Association prior to the regular Board Meeting

**Proof of Posting:** Notice had been posted March 9, 2024 at 4:00pm

### **Reading of Minutes from February 20, 2024 read by Michel Bernard.**

**Errors or Omissions** - none were raised.

### **Adoption of Minutes**

Motion to accept made by Al Carpanelli, second by Ken Cunningham. Unanimously accepted.

### **Treasurer's Report**

Closing Bank of America accounts with funds dispersed between savings account with Truist and purchase of an additional CD via Ameriprise Monthly Statement of revenues and expenses to be distributed to the members as well as posted to website – Reserve accounts, their purpose and the usefulness of a Reserve Study – no amendment to 2024 budget at this time.

Motion to accept made by Al Carpanelli, second by Ken Cunningham. Unanimously accepted.

### **Manager's Report from Tony Toscano**

reminder to members re: carport clutter

Website is up and running. [www.countrysideestates.org](http://www.countrysideestates.org) with updates and additions ongoing

Shuffleboard Canopy - motion to repair and paint the Shuffleboard Canopy by Barry Colantonio, second Al Carpanelli. Unanimously accepted.

Ameritech Signs with contact info will be posted within the park & on the website.

Spectrum Offer -

In exchange for the commitment from the park that for 10 years IF the park wants to enroll in a bulk agreement for all units for 12 months a year it can only use Spectrum, they will pay us up to \$200 per door. Individuals can continue to use any service provider they wish as this ONLY applies to a bulk agreement. Motion to move forward with Spectrum by Ken Cunningham, second Michel Bernard.

Unanimously accepted.

Travel Form use strongly recommended and will be changed and passed by the board before going on the website. Architectural Form tabled at this time as standards need to be discussed.

**Unfinished Business:**

Security Cameras – tabled as we require updated and comparable quotes – decided to limit to 2 suppliers with an onsite presentation and discussion

**New Business:**

Request to Ameri-Tech if they could supply and the cost for office staff for a trial period through end of June – Fridays 10am to noon Reserve Study required by Florida Statutes - Motion by Michel Bernard to contract for this to be in compliance, second Al Carpanelli. Unanimously accepted.

Late Fees – although our late fee policy is very clear in our governing documents the previous office manager did not follow them. Currently we have a very low delinquent rate for our monthly assessments so it was decided to implement the policy stated in our Bylaws Article 10.5 as of May 1, 2024. Motion by Ken Cunningham, second Steve McGill. Unanimously accepted. A letter to members regarding the enforcement of late fee will be drafted and the Snowbird/Travel Form will be included.

Reserve Study required by Florida Statutes - Motion by Michel Bernard to contract for this to be in compliance, second Al Carpanelli. Unanimously accepted

**Floor open to members:**

Daniel Greenough #45 expressed his wish to rent his unit and stated that he felt our rules regarding the non-park owned unit prohibiting him from doing so unfair and discriminatory. The board clarified the stance of the park and Mr. Greenough stated he would be pursuing legal action

Carl Schultz #37 stated that the belief his outside spigot was hooked to city(metered) water was incorrect and wanted to know who authorized anybody to go under his unit – Carl has Jim Granger #95 helping looking after his units onsite and Jim stated he looked into it, determined it is not city water and the “under” the unit statement was a misunderstanding. The board appreciates his assistance in clearing this up

Washing machines again were commented on – board explained they are owned by an outside supplier and the procedure for reporting needed action is in the Laundry Building and all machines have number plates to accurately identify the unit needing repair

**Adjournment**

A motion to adjourn 8:38 pm by Barry Colantonio, second by Al Carpanelli. Unanimously accepted.

Jackie Danko  
Secretary