

**COUNTRY WALK RESERVE HOMEOWNERS' ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, JANUARY 30<sup>TH</sup>, 2020 at THE CENTERPOINT COMMUNITY CHURCH**

**BOARD MEMBERS PRESENT:**

Matt Scott and Valerie Stokes-Currie.

**OTHERS PRESENT:**

Nancy Hills L.C.A.M. and several members of the community.

**QUORUM:**

Quorum being present with 2 of 3 Board members, the meeting was called to order at 6:30 p.m. by Valerie Stokes-Currie.

**MINUTES:**

The Board reviewed the minutes of the October 24th 2019 meeting. Valerie Stokes-Currie motioned to approve the minutes as presented. Motion was seconded by Matt Scott and it was unanimously carried.

**FINANCIALS:**

Matt Scott gave a brief overview of the December 2019 financials and explained that the community was in a reasonable position. Matt Scott motioned to approve the December 2019 Financials as presented. This motion was seconded by Valerie Stokes-Currie and carried unanimously.

**OLD BUSINESS:**

Tot Lot Pathway: Nancy Hills explained that only one bid had been received and that Matt Scott had not received any communication from the other vendor. Valerie Stokes-Currie will try and reach out to this company. Also, a homeowner will contact Valerie Stokes-Currie with another possible vendor. The Tot Lot Pathway will be tabled for the April meeting.

**NEW BUSINESS:**

Attorney Meeting Date

The attorney in respect of possible building defects would like to arrange an informational meeting with the community. The attorney had offered February 25th; however, this is not convenient. Management will contact the attorney to try and arrange the meeting for February 27<sup>th</sup>, March 5<sup>th</sup> or March 12<sup>th</sup>. Nancy Hills advised homeowners that they would be informed of this meeting date.

Fines for Violations

The Board reviewed 2 violations for one property that had reached the point of fining. After discussion, a motion was made by Valerie Stokes-Currie to set the fine at \$100 per day for each violation, this motion was second by Matt Scott and the motion was carried unanimously. Nancy Hills will arrange for the fining notifications to be sent out as per the association documents and Florida Statute.

**OPEN FORUM:**

Black Pipe at Start of Trail

Valerie Stokes-Currie requested that management look at this pipe located at the start of the trail on the right-hand side and ascertain whether it could be removed.

Walking Trail

Board talked to homeowners about the walking trail. A few homeowners were unaware of the trail. The Board requested that management get a quote for a sign for the walking trail.

### Homes Renting Out Rooms

Several homeowners voiced their concerns about renting out of rooms. Nancy Hills advised homeowners to contact us via email to advise of these addresses, so we can send notifications to homeowners, as this is not permitted as per your Country Walk Reserve Rental Policy.

### Tot Lot Sign

A homeowner requested that the tot lot sign be moved so it's outside the border and that it be put on a taller pole, as the current location and height is causing issues for the children playing. Matt Scott made a motion to make this change and Valerie Stokes-Currie second this motion.

### Dogs and Dog Stations

Several homeowners are having issues with neighbors not picking up after their pets. Nancy Hills advised them to notify us via email of the addresses, so we can send out a violation. Nancy Hills informed homeowners to report this to Animal Control, this is the best course of action as Animal Control can enforce the Florida Law.

The Board requested that management get quotes for 2 dog stations and to establish if the landscaper would add the servicing of these dog stations to their contract.

### Parking and Access to the Community

Homeowners voiced their concerns about the No Parking signs installed in the community. Matt Scott informed homeowners that the roads are the responsibility of Orange County and that the HOA has no control over the roads. It was Orange County that installed these No Parking signs.

Several homeowners raised their concerns regarding access to the community, the current traffic signals and new communities being built in the community.

The Board requested that management contact Orange County to find out the following: -

1. Is there anything the community can do regarding the No Parking signs? Can they be removed? Will there be more installed? Could No Parking signs be for a certain period of time only?
2. Are there plans for the main access road (Dean Road) to be widened?
3. Are there plans for additional traffic signals?

Nancy Hills advised owners that they can contact Orange County directly to raise their concerns.

### **NEXT MEETING:**

The next Meeting will be on April 30th, 6:30 p.m. at The Centerpoint Community Church. This meeting will be a Board Meeting

### **ADJOURNMENT:**

With no further business to come before the Board, Matt Scott brought a motion to adjourn at 7:58 p.m. The motion was second by Valerie Stokes-Currie.