

MEETING OF THE BOARD OF DIRECTORS OF COUNTRYSIDE KEY HOA

DATE: May 24, 2023 TIME: 6:00 P.M. PLACE: AmeriTech Office

The following were present at that meeting:

Christina Kelly, Jr., President
Mary Ellen Miller, Vice President
Janelys Hormes, Treasurer/Secretary
Rafael S. Alcantara, Director

A quorum of the board was present and proof of notice was submitted. The meeting was called to order at 6:00 P.M.

AGENDA DISCUSSION ITEMS

ARCHITECTURAL STANDARDS

Governing documents were reviewed, and standards sent to HOA attorney for approval.

Reasons for changes

- Multiple owner complaints
- Excessive number of decorative items (17-21) found in front of units and primarily on the portions that are considered common areas.
- Poor maintenance of property exterior.
- Property value concerns

Existing standards

- Homeowner owns 3' to the front and 5' to the rear.
- Flag guidelines in place: American flag or any official military service branch flag may be flown on a mounted flagpole only. These are federally protected flags. All other flags from sporting to outside countries would need HOA approval.
- No storage in the lanai. A bamboo curtain of either a natural wood type or color matching the building can be used on the lanai so long as the clutter in the back is not visible from behind the unit.
- Screens and porch lights need to be in good repair.
- ARC can be shared with HOA but if a permit is involved, the county permit approval is required prior to starting work.
- Trash cannot be stored on top of the vehicle.

New standards

- No more than 4 decorative items in the front of the unit (5 including the flag on the pole)
- Any benches need to be in natural wood colors or painted to match the color scheme of the community.

- Lounge chairs are restricted to the rear of the community.
- Any Lanais that are not enclosed either by screen or glass need to be painted to match the building.
- Update the standard to “In front of unit only”
-

Reviewed guidelines and answer homeowner questions

- Does this pertain to the front or back of units? Front. Some restrictions will be put in place for the rear but these specific standards are for the front.
- Please clarify the section that reads “banners”? The term “banners will be stricken from the top portion of the standards breakdown.
- Who is responsible for repairing a broken light if it gets damaged during cleaning or community maintenance? The homeowner.

Pending requests

- Send letter to units that have satellites to see if they are in use. Give notice of a date and time that someone will be available to repair the damage left when the satellite is removed. This is not a mandatory removal of the dish.
- Board to call school board about moving the bus stop to avoid any future damage to the front of the community.
- Board to confirm rules and regulations regarding firepits and prepare photos of acceptable examples. Need to confirm with the fire marshall. Propane or gas?
- Review restrictions with Anne Malley regarding rear cameras into neighbors yards.
- Remove tree at unite 443
- Review Sidewalk damage at units 364 and 365
- Review unit 377 Dish Violation

Meeting was adjourned at 7:15p.m.