**HOA countryside at Vero Beach Inc.**

**Minutes Manager Meeting with HOA Board Officers and Joyce**

**June 27, 2024, 3:00 pm at office**

**HOA Board Members**

Steve Sheehan

Keith Manely

Jeanette Lynn

Joanne Huffman Hagge

**Continuing and New business**

**MINUTES FROM MEETING ARE BOLD UNDERLINED AND IN RED**

**\*STEVE** Updates on CAPX 2024: Timeline for major projects (clubhouse flooring and lighting, lighting major whole park, roads, Pool equipment repairs and tiles gutter repairs) Also we still need a list of the projects on the list for this year. There has not been much done as of June, we are almost halfway through the year.

Maintenance lighting Street poles that are out or need repair ASAP. See new business maintenance

\*Ice Machine Any update **No update at this time**

**CAPX 2025** Jeanette Gazebo is dangerous and in need of repairs to all areas of it. Loose and rotting boards at the beginning for entrance and other areas of the Gazebo floor, most of the darling are rotted also unsafe. Needs to be repaired ASAP. Before someone gets hurt or worse

Shade structure for Dog Park. Continuing to wait on request! **Have shade cover setting a date to install**

Potholes. need filling in many areas (roads). see New Business maintenance

Front Entrance and round about need sprucing up (mulch, plants, etc.) see New Business maintenance

**New Businesses**

**Clubhouse progress: asbestos work done working on scheduling for flooring to start again. Working on date the pool can reopen.**

1. **CAPX** request for 2025: went over each item went over list with Joyce and decided what to leave on and what to put on items to requests on a wish list for the year,
2. **Storage area:** what are the rules and regulations for this area? Why are there vehicles in there that aren’t registered, disabled, have weeds overgrown on them? **Currently vehicles only need to have insurance and registration. The Office is following up with owners at this time.**
3. **4-point inspection**, when will be the next one? **To be done in the fall, following up on violations.**
4. **Pool area**: what work will be done on it during close of clubhouse and Pool.?
   * + 1. **Pavers around pool repaired**
       2. Mold or Algae? **Algae not harmful hard to remove two week process**
       3. Power washing walls under aweing/sitting area furniture**. Will talk to maintenance about power washing..**
       4. Rusty gutters. / Missing signs. **Signs good now will look into rusty gutters with maintenance**

**Looking into putting ceiling fans in the underneath sitting area replacing umbrellas adding chairs and tables**

1. **New Prospectus** Update: Current Enforcement of violations, steps being taken. With the current prospectus. **New Prospectus Is in the mail residents should be getting them now. Nothing on how they are currently following the prospectus violations.**
2. **Maintenance** 
   * + 1. replacement of palm and adding spotlight (solar) at the end of center island and beginning of roundabout. **Putting on the list for Lawn service to do in August**
       2. Polt hole coned off on Sandpiper at the end of newly paved road. Coned off drainage area west sandpiper and Osprey **They are being looked at by Meeks at this time separate from road work.**
       3. Update on street lighting repairs **Justin to work on clubhouse parking lot lighting July 1, 2025**
       4. Shade in Dog park: HOA requesting to donate shade structure and have maintenance install it asap. Due to extreme heat and summertime now.

**Have shade and will schedule when to install**

(2) forms No current complaint forms at the HOA office due to the clubhouse closure.

**Gave Joyce 3 concern forms**