

Countryside of Tuscan Ridge Board of Directors Meeting

May 23, 2025, Friday 11 am

Directors Present: Cris Cornejo – President

Kim Goff – Security /Treasure

Sign was posted in the community roundabout on May21,2015 at 10:15am

Agenda was posted on the community bulletin board on the front of the clubhouse on May 21,2025 at 10:10 am.

Meeting called to order by Cris at 11:02 am Kim 2nd the call

Residents in attendance are:

Sally Jong: 131 Barbera Dr

Chuck Gue: 206 Dolcetto Dr

Ed and Pat Borden: 365 Barbera Dr

Cris Cornejo: 135 Dolcetto Dr

Fred Beyer: 134 Dolcetto Dr

Kim Goff: 123 Moscato Dr.

New Business:

1st agenda item --new BOD member needed- after asking the room if anyone present would like to be on the BOD - Sally Jong volunteered. Kim made a motion for Sally to be on the board for one year or until the next annual meeting when she can properly run for the board or can step down after the one-year term. Cris second the motion. Sally Jong will be Vice President until the next annual meeting.

2nd agenda item * —Covenants/Bylaw updates- Proposed Amendments to the Bylaws of Countryside at TuscanRidge. Wording of updates included*.

Cris made a motion to vote on article VI: Board of Director Meetings Section1updates: Regular Meetings of the board. Kim 2nd the vote. Vote was unanimous Yes to update (Cris, Kim and Sally)

Cris made a motion to vote on article IV: Board of Directors updates: Selection and Term of Office. Sally 2nd to vote. Vote was unanimous Yes to update (Cris, Kim and Sally)

Cris made a motion to vote on article IX- Recording of Association Meetings – this is a new article to comply with Florida Statutes 720.306(10) Audio or Video recordings of association meetings. Sally 2nd to vote. Vote was unanimous Yes to update (Cris, Kim and Sally)

The board will be responsible for sending these updates to Kaye Bender Rembaum Attorneys at Law for official review and filing with Polk County official records book.

3rd agenda item—Review of Contractor/Vendors

Top 3 Landscape vendors are:

Marie, MACs and MonkeyBusiness. Need to contact to see if we can get last best offers – need to have irrigation info from Marie (already obtained from MonkeyBusines and MACs)

Need to have all 3 contracts call out spraying / upkeep of weeds that grow in the bricks in front of the clubhouse (ie the Parking lot)

Marie cleaning the clubhouse contract still needed – Cris will contact Marie to see if he can get her to send it.

Review of HOA management companies and who we might move to.

Sally made a motion to pursue with Lawyer to remove the current Management company as they do not seem to be a good fit for various reasons. BODs to begin looking for replacement company and seeing if Home River/ Folio would agree that since this is not a good working relationship allowing a 60 day notice to break this contract.

Old Business:

1--Roof Completion: Has J&Ms final bill been paid – Kim to inquire and ensure they have been compensated.

2--New Gardens have been installed; Kim & Russ to be reimbursed for plants and mulch – came in under the 500\$ budget. Residents to help keep plants watered this summer so we don't lose the new plants. (Ed Borden volunteered)

3—Streetlights – Duke Energy update—Laura (from Duke) has indicated they are ahead of schedule – Sally to keep in touch during summer months if anything is needed local.

Amendment to the Bylaws of Countyside at TuscanRidge

Article IX – Recording of Association Meetings

Section 1: Recording of Board of Directors and Member Meetings

In accordance with Florida Statutes §720.306(10), any parcel owner may attend all meetings of the Board of Directors and meetings of the membership, and may make audio or video recordings of such meetings, subject to the following reasonable restrictions:

1. **Advance Notice of Intent to Record:**
Any member who intends to record an Association meeting—whether by audio, video, or both—must provide written notice of such intent to the Board of Directors at least **48 hours in advance** of the scheduled meeting. Notice shall include the name of the individual recording, the method of recording, and the intended use or distribution of the recording, if known.
2. **Submission for Review Prior to Distribution:**
Within **72 hours after the meeting**, the unedited copy of the recording must be submitted to the Board of Directors for review. This is to ensure that no confidential or legally protected information—such as privileged attorney-client communications, private member financial data, or discussion of covenant violations not yet resolved—is disclosed in any subsequent posting, distribution, or publication of the recording.
3. **Confidentiality Safeguards:**
The Board will complete its review within **five (5) business days** of receipt of the recording and will advise the member of any necessary redactions or edits required to comply with applicable confidentiality standards under Florida law, the Association's governing documents, or general privacy rights of members.
4. **Prohibited Use Without Review:**
No portion of a recording may be publicly posted, distributed, or otherwise disseminated until the review process has been completed and any required redactions made. This applies to all forms of public or private distribution, including but not limited to social media, websites, email, or physical media.
5. **Enforcement and Penalties:**
Any member who fails to comply with the advance notice or post-meeting review requirements outlined in this section shall be subject to a **fine of \$1,000.00 per violation**, imposed in accordance with Florida Statutes §720.305(2), following notice and opportunity for a hearing before the Association's fining committee. Repeat or intentional violations may be subject to additional legal action as permitted by law.

Adopted this of , 2025, by the Board of Directors of Countryside of TuscanRidge.

Proposed Amendments to the Bylaws of Countryside at TuscanRidge

Amendment to the Bylaws of Countryside at TuscanRidge

ARTICLE IV - BOARD OF DIRECTORS: SELECTION AND TERM OF OFFICE

Section 1. Number and Qualifications

The affairs of the Association shall be managed by a Board of Directors. The number of Directors shall be as set forth in the Articles of Incorporation and may be increased or decreased by a vote of the members at a duly noticed membership meeting, provided that no decrease shall shorten the term of any incumbent Director.

Each Director must be a member of the Association at the time of their election and throughout their term. To be eligible to serve on the Board of Directors, a person must:

- Be at least 18 years of age;
- Have all assessments (including HOA dues) fully paid to the Association at the time of election and throughout the term of service;
- Not be subject to a monetary obligation to the Association that is delinquent for more than 90 days;
- Not have any outstanding fines or unresolved liens with the Association;
- Not be suspended or removed from civil rights (e.g., due to felony conviction), as provided under Florida law.

The eligibility of a candidate or sitting director may be reviewed and enforced in accordance with the procedures provided in Section 720.306(9) of the Florida Statutes.

Section 2. Term of Office

The initial Board of Directors shall consist of those individuals named in the Articles of Incorporation or appointed by the Incorporators and shall serve until the first Annual Meeting of the Members.

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