

Countryside at Vero Beach Association Inc.  
Minutes from Meeting with ELS Senior Regional Management  
June 12<sup>th</sup>, 2024  
2:00 p.m.

Charlene Silvestro Regional Manager

Joyce Styre Manager

**HOA Board Officers**

Steve Sheehan

Keith Manley

Jeanette Lynn

Joanne Huffman-Hagge

**Agenda**

**New Business**

1. What can the HOA purchase for the community.
  - Give Joyce a list of things or ideas and she can let us know and they can also use the list to get something for us. (liability issues)
2. Prospectus: Issues with follow though
  - New one in the works. Will still be using the current one
  - Gave Charlene and Joyce some concern forms on some violations to check into.
3. 4-point inspection
  - last inspection 211 violations sent out. A lot were taken care of, working on the serious ones not done.
4. Park Management Rule Enforcement.
  - Actively working on
  - Towing cars, tagging cars, looking into. Report to office
    - Neighborhood watch cannot put stickers on vehicles.
5. Condition of the Park Amenities
  - Path from South parking area to dog parking area nice
6. Ice Machine what is the hold up?
  - Going from buying to Leasing (two different departments) caused a delay. Charlene called to see about things. We should hear something by July as to date hopefully. Joyce can buy us ice for events if we need some.
7. Clubhouse CAPX
  - furniture) Flooring? banquet room and small rooms on sides of stage when will they be done?
    - Furniture and ballroom will be put on 2025 CAPX
  - Sports courts: Waiting on Bocce court
    - repairs in process for later this year.

- Pool area (pavers, pool resurfacing, Gazebo in bad unsafe condition, rusting gutters outdated equipment missing signs)
  - Looking into timeline on pavers not going to be done when clubhouse is closed. Resurfacing on CAPX 2025 request
    - Gazebo putting on CAPX request 2025. Looking into signs at the pool. The pool was inspected and passed.
    - Rip rap around lake getting on schedule with MEEKS\*

## 8. Parking areas (lighting)still concerns

- Electrician has it scheduled.

## 9. Street Lighting repairs replacement current lighting. Issue with Electrician

- Will work with Mike Maintaince and electrician to repair existing street lighting. Steve asked about lampposts in residence yards replacing missing one by homeowners . No real answer as to how and who would pay. Need to investigate more.

## 10. General Maintenance

- Routine maintenance not being kept up to date
- Pump room major leak in ceiling caused by previous bad gutter work. Joyce explained the problem with getting someone to look at it. Charlene had some suggestions on what to do and will help to find/see who can do the work.
- More maintenance workers
  - Doing good with 3

## 11. Comments from our Community Residents

- Current lighting that is out or missing is getting worse. Working on
- Management is thinking of putting out a survey on the issue of lampposts in yards. Lack of and residents footing the cost of putting them in.
- Better Security in the Laundry Room. Don't leave
- Changing stop signs at roundabout to Yield. Probably will not fix speeding issues
- Remove speed bump at the gate so traffic can go through flow smoothly. May try speed tape
- Timing of repairs closing pool during summer months. Less people in summer trying to do it when it works best Always a challenge anytime. Residents can use the pool at Vero Palm when our pool is closed.
- Ice machine.
- Getting closer hopefully we will have a date by July.

Charlene will be exploring ways of getting Major New Street lighting for the whole park from FPL and other options.

Touched base on Rent negotiations what to expect when letter will come. Very helpful.

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