

Countryside PUD III C Homeowners Association, Inc.
P O Box 1527
Ormond Beach, Florida 32175
386-441-0320
Board Meeting Minutes

May 19, 2026

Call to Order by Dawn Sciandra at 4:04 pm, there was a quorum of Board Members, Alan Hall and Dawn Sciandra.

Proof Of Notice, Sent by emailed to the unit owners.

The minutes from the last meeting, February 16, 2026, were approved and a motion to accept as written by Alan and seconded by Dawn the minutes were approved.

Treasurer's Report; Debbie gave the treasurer's report, the total operation in Truist/Synovus \$108,846.46 and \$54,748.54 in the Reserves.

Old Business; Update on Siding Project/Painting of Buildings.

Dawn reported the building 961, The contractor Herman Siding was chosen. The Notice of Commence has been completed for the permit, the siding has been ordered for the chimneys, top, and sides of building and we are reviewing estimates for the painting of the bottom half of the building to match the siding. The paint will be sprayed on the buildings with the guidance of Sherwin Willimas representative that will check the thickness of the paint. We are also reviewing all buildings for price of both the siding and painting.

New Business; Review of insurance for the Association, the insurance that has been paid was \$52,227.80. The insurance increased about \$300.00 for 2026-2027. Common Areas vs Homeowner responsibility- the Association only maintains the common areas that surround the property, any thing in the yard or flower beds are the owner's responsibility to maintain.

Open Discussion: Alan asked that anyone interested on being on the Board should step up, at the next Annual Meeting we are in need of at least 3 members to be on the Board. We are just volunteers and will be needing more help.

Open Discussion:

- Concerns about what and how Jose does his job and how is he being monitored.
- Please if you have concerns or maintain reach out to management.
- There is a website for information, Intracoastalmanagement.com. There is also a place where work orders can be sent directly to management on the website.
- A Siding and Painting priority list is being worked on so emails can be sent to the owners. To keep them informed.

A motion to adjourn was made by Alan at 5:18pm and seconded by Dawn and the motion passed.

Minutes Typed by
Debbie Kreinest