

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY, OCTOBER 18, 2007
JACARANDA PUBLIC LIBRARY
2:00PM**

MINUTES

Meeting of the Board Called to Order at 2:58 PM by President, Noreen Anderson.

Board members present for a quorum were Noreen Anderson, Larry Wills and Evelyn Moriconi. Heidi Webber of SunVast Management and about 45 owners were also present. Board members Bob Poglitsch and George Kestranek were absent.

Proof of Notice of Meeting had been posted on the previous Tuesday at 10 AM.

Heidi Webber, Manager, read the Minutes of May 17, 2007, and they were read and approved with a meeting date correction – October 15 changed to read October 18, 2007.. Motion: Evelyn Moriconi made a motion to accept the minutes as corrected. Noreen Anderson seconded the motion. The motion carried unanimously.

Treasurer's Report: Larry Wells reported from the September 30th Financials.

Announcements and Correspondence: Heidi Webber read a resignation letter from Board Member and Vice President, George Kestranek. (Attached)

Committee Reports:

Property Management Report: Heidi Webber read from Summer months June, July, August and September manager's report. (Attached).

Health/Welfare/Social – Social – Whitney told of upcoming Halloween Party; Marian Lang – reported shuffleboard starts November 3, and Jane Ronketty reported that the pool has been somewhat cool for Aquarobics.

ARB: Thornwell Eckles request for cage installation in back of lanai..

Motion: Evelyn Moriconi made motion to approve ARB request. Larry Wells seconded the motion. The motion carried unanimously.

Irrigation: All is running well. Complaints have tapered off. The communication is working with complaints/requests being dropped in the box at pool. Larry Wells is going to verify the timers are set at 30 minutes intervals.

Mowing and Lawn Care: Going well. Larry Wells requested any and all complaints be turned into him.

Recreation (Pool, Shuffleboard, Tennis) : Pool/ New solar panel needed. It was reported the pool is rather cool at 10AM. The solar panels are not operating as they should because of shorter days and overgrowth of surrounding area. A new solar panel had to be installed at a cost of \$550, and Don Anderson repaired two leaks in another. A new lock was installed on the men's bathroom door. Pool house roof is dipping, however there is no leaking. The bathrooms need work. There is now a paid cleaning person in place.

Shuffleboard/ the shuffleboard resurfacing will be done by Wednesday, October 24th at the latest (weather permitting) at a cost of approximately \$450.

Master Association: Priscilla Lodge reported the BOD is experiencing problems. Looking for volunteers for security patrol and grounds committee's. Signs in the yards will be limited, NO political signs allowed. Lights by the bus stop will be installed for childrens' safety. Master Assoc. paying fees for preserve clean up. Maintenance fees will not increase for 2008. Priscilla Lodge will run for secretary.

Beautification: No Report

Unfinished Business: None

New Business:

Approval of New Management Company: Florida West Coast Realty Inc. Jean Leach, will resume management for The Villas of Chestnut Creek effective November 1, 2007.

Vote on Financial Review by Poe Committee: Was recommended with the changing of management companies.

Motion: Evelyn Moriconi made motion to hire Poe to conduct a financial review at a rate of \$3500.00 to \$4000.00. Larry Wells seconded the motion. **The motion carried unanimously.**

Survey Results to Date and possible vote: Open discussion during the Town Meeting resulted in a community committee headed by Ray Cook, . 80 surveys had been returned as of 10/18/2007 showing:

44–for 32-against 4-undecided

Appointment of Budget Committee: Howard Grubb, Marian Lang and Norman Rao. Larry Wells will also meet with the committee.

Sales: None

Next Meeting: November 15, 2007

Adjournment