

**BOARD OF DIRECTORS MEETING
VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY NOVEMBER 15, 2007
2:00 P.M.**

The meeting was called to order by the Secretary, Robert Poglitsch in the absence of President Noreen Anderson. Present at the Board of Directors meeting were the following: Larry Wills, Evelyn Moriconi, Bob Poglitsch and Jean Leach from the management company. There was a quorum. Proof of Notice had been posted according to the requirement.

Minutes of the Last Meeting as prepared by SunVast Management Company were read by Jean Leach of Florida West Coast Management Co. Evelyn Moriconi made a motion to accept the minutes as read and it was seconded by Larry Wills. Motion passed unanimously.

Treasurer's Report: Larry Wills reported that Pope CPA is looking at the financial records of the Association and should have a report by the next meeting. The last report given to him by SunVast Management indicated there is \$29,690.69 in the operating account and \$47,699.27 in the reserve account. The total assets being:\$77,389.96.

Evelyn Moriconi a made a motion to accept the treasurer's report and seconded by Bob Poglitsch. Motion carried.

Announcements and Correspondence: No Report

COMMITTEE REPORTS:

PROPERTY MANAGEMENT: A brief introduction by Jean Leach, of Florida West Coast Realty, Management Company was given. She told that she had been in real estate 38 years and property manager for the past 7 years. She manages three other small associations. Jean reported that her cell phone number is on the business cards she passed out prior to the beginning of the meeting and her phone is on most of the time. She indicated she will return all phone calls and is looking forward to working with the Board of Directors and the owners of Association.

HEALTH/WELFARE/SOCIAL: Whitney Armstrong reported that they had a wonderful Halloween pizza party and a good brunch today (November 15th). There were about 18 attending the brunch today. For other activities of the social committee, there is always a sign up sheet at the pool area. Marian Lange reported that there were 24 people that have signed up for shuffleboard . The activity is Tuesday at 9:30 and all are welcome to sign up and participate. Aquarobics as always is on Monday, Wednesday and Friday at 10:30 Women and Men are welcome to attend.

ARB: Bob gave a report a request from Grace Marini of 878 Bayport Circle was denied.

Reason given was it did not conform to the building and modifying outlines of the Association.

IRRIGATION: Bob reported that when he returned this fall it appeared the irrigation was working well. If you have an irrigation problem, please place your request in the box at the pool area or give Bob a call.

LAWNS: Larry reported that the overall appearance of The Villas is good. He will continue to coordinate any concerns with the mowing crew. He reported that Martini has been in the hospital and has incurred some serious problems after surgery. He is taking additional medical shots and fighting what sounds like an infection. He hopes to be well and 100% soon. In the meantime, Larry will communicate with him noted problems. Some concern was voiced about apparent chinch bugs in some yards.

RECREATION: Bob reported the shuffleboard court has a crack in it and a bid was submitted to repair. However, the bid was modified to read: the coating of the surface will remain as quoted at \$450.00, however, after reviewing the surface, this vendor is of the opinion that the surface had not been prepared correctly the last time and therefore should be stripped, sanded, stencil and a new coating applied for a total of \$1450.00. Larry made a motion to table this until further research could be done. Seconded by Evelyn. **Motion carried**. Jean Leach was asked to see if she could find another company to bid on the project and report at the next meeting.

Tennis courts are a mess as reported by Bob. He then indicated that Carl is working for the Master Association on the Villa's time. He indicated that he saw him using the cart belonging to the Villas Association also. A brief dissertation followed but with no motions or action being taken.

MASTER ASSOCIATION: No report

BEAUTIFICATION: Barbara Brack not present. Bob reported that her husband had recently died. Bob reported in Barbara's absences that the flowers around the flag poles need attention as well as the weeds.

BUDGET: Larry reported that the committee is waiting on a report from Pope CPA before compiling next years figures.

UNFINISHED BUSINESS: No report

NEW BUSINESS:

Telephone Books: Jean Leach gave a report on the cost of printing and assembling a new phone book. The cost would be around \$318.00 to \$350.00, she had received a bid from two different companies. She told the group to make sure she had all new telephone numbers, addresses, email address before publication. No action by the Board was taken.

Nominating committee: Bob appointed Lis Armour and Priscilla Lodge to the committee.

SALES: No report

Bob asked for a motion to adjourn. Larry Made motion and seconded by Evelyn .
Motion carried.

Meeting was adjourned at 3:45 PM

Next Meeting: December 20th