

**BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY, DECEMBER 20, 2007  
JACARANDA PUBLIC LIBRARY  
2:00 PM**

Meeting of the Board Called to Order at 2:25 PM by President, Noreen Anderson.

Proof of notice was posted and Board members present for a quorum were Noreen Anderson, President, Bob Poglitch, Secretary, Larry Wills, Treasurer and Evelyn Moriconi, Director. Jean Leach, Property Manager from Florida West Coast Realty and approximately 35 owners were also present.

Jean Leach, Manager, read the *Minutes* of November 18, 2007, and they were approved with one correction. A motion was made and seconded to approve the minutes as corrected and it carried unanimously.

**Treasurer's Report:** Larry Wells reported that the Report was not yet available.

**Announcements and Correspondence:** None

**Committee Reports:**

**Property Management Report:** Jean presented the new maintenance fee payment coupon books for 2008 and explained that all checks would now come to her rather than go to the lockbox. Jean also said that she and Noreen would get together to work on a phone book to be printed hopefully by the Annual Meeting in February. We will ask a person from each neighborhood to go door to door to get any address corrections or additions.

**Health/Welfare/Social** – Social – Whitney said there would be a Game Night at the Audubon with the date to be announced. Details will be posted at the pool when they are available.

**ARB:** No requests.

**Irrigation:** A pipe in street broke on Pendleton and is being worked on by Bubba. The hole will be open and a barricade up for the new few days. Otherwise, things are fine.

**Mowing/Lawn Care:** Larry reported that everything is fine but Evelyn and Noreen asked him to look into continued problems with blowing and edging.

**Recreation:** It was mentioned that after the budget is voted on, we will look into repairing the bath house roof and the restrooms. Jean is still looking into having the shuffleboard taken care of but the vendor has not responded.

**Master Assoc:** Priscilla Lodge said that there is a man who is noting and reporting speeders on Venice Ease Blvd.

**Beautification:** No report

**Budget:** Larry said that the Budget Committee had come up with a budget that kept the Maintenance Fee at \$136 per mo.

**Nominating:** Priscilla Lodge reported that they have found three people who have agreed to run for the Board. Whitney Armstrong, Norman Rao and Milt Shermet. Noreen Anderson and Evelyn Moriconi will also run bringing the Board up to seven Directors. Bios will be presented to Jean to be sent with the ballots to owners.

**Unfinished Business:** Liz Armour gave the finished report from the Association Survey regarding going to two associations. The Committee recommends leaving thing as they are with one Association for both neighborhoods.

Regarding the **new phone books**, Jean and Noreen will get together to correct and get an updated version ready for the printer. Jean would like the phone book ready for the Annual Meeting in February. A person from each neighborhood will be asked to go door to door to get any address corrections or additions.

There is only one **garage door** left unpainted in Pendleton area, and if it is not done by the deadline a letter will be sent to the owner giving them two weeks to comply before further steps are taken.

**New Business:** Priscilla Lodge read the now official **fining process for violations**. They will be added to the website along with other reference documents regarding the Villas of Chestnut Creek.

**Screen door replacement for Bayport Circle is #220604 Savannah**, available at Lowe's for \$198.00.

Noreen said a post light replacement will soon be announced for Bayport Circle also

Several owners have gotten violation warning letters regarding our watering. Phone calls were made to Swift Mud and Sarasota County and Noreen and Jean are working to see if our old variance is still in effect or if we have to apply for a new one.

The meeting was adjourned at 3:35 p.m.