

**MINUTES OF THE  
BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY, MAY 15, 2008  
JACARANDA PUBLIC LIBRARY  
2:00 PM**

After a Town Meeting that included discussions of the increasing rise of trespassing incidents within the Villas neighborhoods and the possibility of getting security cameras on the property for the swimming pool and the main common gazebo area, the Board of Directors meeting was called to order at 2:25. Also present were Norm Rao, Vice President; Bob Poglitsch, Director, Evelyn Moriconi, Director, Candy O'Grady representing Management Services and 22 owners. Proof of Notice of Meeting and a Quorum was established.

**Reading of Minutes** - A motion was made by Noreen to dispense with the reading of the April Minutes since the Board had had them ahead of time and they were already posted on the web site. Evelyn seconded the motion and it passed unanimously to accept the minutes as read previously.

**Treasurer's Report** - With Larry Wills absence, Candy gave the Treasurer's report explaining that she had never received the March Financials from the previous management company. She also asked for a copy of the budgeted Reserves, which Norm Rao said he would get to her. Ending April '08 Total Current Assets are **\$92,844.83** with Reserves accounting for **\$52,043** of that amount.

**Announcements & Correspondents** The letter from Attorney Kevin Wells was acknowledged and explained as the final answer permitting the roof dish at 510 Pendleton Place.

**Committee Reports:** ***Management:*** Candy has done several drive-throughs and reports the property looks good at this time. She also gave the Board information on NIDY, the company she is going to have give us a bid on the shuffleboard court.

***Health/Welfare/Social:*** The organized Social season ended with Spring Fling. Aquarobics continues.

***ARB:*** Bob presented a request for a cement slab patio at 878 Bayport Circle for Norman and Barbara Rao. He recommended approval. Noreen made a motion to approve the request and Evelyn Moriconi seconded. It passed unanimously.

***Irrigation:*** Bob reported complaints that Dave Nicklas isn't responding to complaints left in box. He also report that the control box wires had been disconnected on Pendleton and cut on Bayport. He asked the community to watch for any unauthorized people in those areas.

***Mowing and Lawns:*** Norm reported that Kelly has done three cuttings and is doing a great job.

**Recreation:** Norm said everything is fine at the pool. Don Anderson fixed the fence by installing all new fence posts. Also the gas heat has been turned off and the pool is maintaining a temp of about 84 degrees.

**Old Business** Candy said that Proofs of Insurance are coming in.

**New Business** Norm Rao made a ***motion*** to amend the hurricane shutter rule to include the ***permanent accordion shutter that match the house***. These may not be put on house but ***can only be closed when a storm warning has been issued***. The motion also included ***Lexan type clear (see through) shutters*** that can be put up from ***May 15 through November***. Evelyn Moriconi seconded the motion and said motion passed unanimously.

Evelyn Moriconi made a ***motion*** that we hire Don Anderson ***to replace the rotting timbers*** around the pool's solar panels at a cost of ***\$194***. Bob Poglitsch seconded the motion and it passed unanimously.

The next meeting will be September 18, 2008

The meeting was adjourned.

respectfully submitted by Noreen Anderson