

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY NOVEMBER 20, 2008
GAZEBO AT THE VILLAS
2:00 PM**

The meeting was moved to the Villas Gazebo and was called to order by Noreen Anderson, President. Notice had been posted Tuesday, November 18th. Board members present were: Noreen Anderson, Larry Wills, Milton Shermet, Evelyn Marconi and Whitney Armstrong and Candy O'Grady, Manager. Twenty-one residents were present.

Noreen called for a motion to approve the minutes of the September meeting. The motion was made and seconded.

Treasurer's Report – Larry reported that reserves total was \$112,119.05

Announcements and Correspondence – A letter was sent by Milt Shermit to the Manager concerning the cost of caring for a tree behind his house. After discussion, it was determined that the tree in on his property and its care is his responsibility.

Committee Reports

Property Management Report – Coupon books for 2009 will be handed out at the next meeting

Social – Whitney reported on the success of the Halloween party and the Fall Brunch. The next activity will be the annual Christmas Cookie Exchange to be held on Dec. 12. A notice will be posted on the bulletin board.

Recreation – Marion Lange reported that the new shuffleboard court is faster than the old, but the players are enjoying the challenge. Jane Ronketty reported that water aerobics continue, weather permitting. Norm reported that the pool water is kept at a constant 83 degrees and that he has ordered 4 small, round tables to replace the ones that have been damaged over the years.

Irrigation. Larry Wills. Evelyn reported that some sprinklers had low water pressure. Larry would notify David. Reports of irrigation problems should be put in the box that is checked once a month. For urgent problems, call Larry.

Mowing and Lawn Care - Milt reported that all the lawns look good. It was mentioned that Kelly is always available on mowing days to answer question. He commented on the good job done cleaning around the pool and gazebos.

Masters Association - Priscilla reported on the new signs for entrances that are to be ready soon. Photos were passed around. The Masters Assoc. has requested another 30 Mile per hour speed limit sign be placed on the Boulevard. Call 365-TAGS to report the license plate, if possible, of any speeding vehicle. Carp will be introduced into the lakes to eat plant life since some of the chemicals that have been used are now limited. She urged people attend the Masters Association meetings, especially if they have questions.

New Business - Noreen said that our \$136 monthly fee is one of the lowest in SW Florida for services received, and recommended we keep the fee at \$136 to withstand the sure-to-come increases in utilities and other services or emergency needs that arise. After a five minute discussion a motion was made and seconded that the monthly maintenance fee be kept at the \$136. The motion passed with full approval.

A motion was made and seconded that Hoskins Pest Control, Inc. be hired and Candy noted that she will send a letter of cancellation the LawnGevity with a 30 day notice. All approved motion passed.

A nominating committee is needed as Bob Poglitsch and Larry Wills' terms will be up soon.

With no further business, Noreen adjourned the meeting at 4:00. The next meeting will be on December 18 at the library.

Respectfully submitted.

Whitney Armstrong
Secretary