

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY MARCH 19, 2009
JACARANDA LIBRARY
2:00 PM**

Noreen Anderson called the Town Meeting to order at 2:00 and introduced Sheriff Deputy Officer Linda Wood. Officer Wood had been contacted by Barbara Brack to come to our meeting to talk about ways to improve our Security Patrols and to give us other information and ideas about keeping our homes and neighborhood safe. She gave us the non-emergency phone number to call the Sheriff's Department that goes directly to the dispatcher - **316-1201**.

The Board of Directors Meeting was called to order by Noreen Anderson, President, at 2:35. Notice was posted and there was a quorum consisting of Noreen Anderson, Larry Wills, Milton Shermet, Evelyn Moriconi and Whitney Armstrong. Candy O'Grady, Manager and about 22 owners were also present. Directors Norman Rao and Howard Grubb were absent. .

Noreen called for a motion to dispense with the reading of the minutes of the January and approve the minutes of the January meeting. The motion was made and seconded and passed.

Treasurer's Report – Larry reported that there is \$38,578.51 in Checking Account, \$59,821.21 in MM Reserve and \$33,057.77 in Superior MM.

Announcements and Correspondence – Noreen reported that she had received a letter from Mr. Amyx and Mr. Fisher whose units border the pool area concerning the condition of their lawns. She stated that there is carpet grass growing and it does turn brown in the winter and if not removed over-runs the St. Augustine sod.

Committee Reports

Property Management Report - Candy reported that some people in Bayport received citations from the County for watering on the wrong day. This was done because of the fertilization that was done. The County does give permission to water new fertilization 24 hours after application, however, a new variance must be obtained. Candy will settle this matter with the County.

Social - Whitney reported on the success of our Second Annual Great Steak Cookout. Fifty people attended and left full and happy. The next party will be a farewell get-together at the beach in early May. More will be announced at the April meeting and a sign up sheet will be posted at the pool.

Recreation - Noreen reported on the new heater for the pool. During the cold spell three solar panels froze and there are as many as 14 holes in the others. This is being taken care of. We have a new electric heat pump, which is energy efficient and will pay for itself in a year. There will be a sensor put on the roof of the clubhouse which will sense the temperature of the water in the panels and in the pool. The heat pump will turn on after the panels heat the water to as much as the temp of the pool. The pump will then bring it up to the desired temperature of 85.

A new door is needed for the back of the pool house where the chemicals for the pool are kept. Three bids were received and Milt recommended that we go with Kimal Lumber Company in Venice. The cost will be about \$1182 including removal of old doors and installation of the new, which Don Anderson will do.

ARB – In the absence of Howard Grubb, Larry gave the following report:

Dennis and Dawn Ketterhagen on Pendleton Drive want to put in a concrete patio 8"x14' . Larry will go and look at it.

Milt Shermet on Bayport Circle wants a concrete deck in the back of his house to take the place of his wooden deck in the same footprint. .

Ed and Marie Degan on Pendleton Place want to take out screens on their lanai and replacing with glass windows. They will put up storm shutters when necessary.

Irrigation- Was covered during open meeting at which time it was determined that Larry would talk to Dave about the problem Jane Ronketty and her neighbors were having..

Mowing and Lawn Care - Milt had received a request for a change of day for mowing because of trash pickup on Thursdays. The complaint was that grass was being sprayed onto the bins containing recycling and newspapers. This was not approved. The mowing day will stay on Thursdays.

Masters Association - Priscilla reported that the Masters Assoc. had received a letter from the County concerning the watering problem and stated that a variance is needed for special watering. The kids who had been found to have committed vandalism in the Creek will be doing Community Service and will be working with Carl in April during school break. The new signs for the entrances should be done by March 27. There will be a committee formed to work on getting new flowers and plants for the entrances. .

Unfinished Business - The new phone books have been delivered and anyone who hasn't received one could get one. A second book is available for \$2.00 Priscilla gave a report on the committee's recommendations after receiving information from Home Depot and Lowes. It was suggested that if any one in Pendleton is interested in replacing their doors to Call Whitney for further information.

New Business . Milt brought up the Sunshine Laws concerning e-mailing between board members. He suggested we start the e-mail with 'for your information only' and ask no questions. Candy said we should e-mail only three people at a time so that there would not be a quorum.

Larry reported that we are paying Comcast \$34 per household per month for cable TV on a contract that expires in 2011. A committee of three, Larry, Evelyn and Whitney, has been formed to investigate the pros and cons of either staying with Comcast, going with Verizon or not having a contract at all which would allow residents to go with the company of their choice without paying twice.

Approval for the ARB requests of the Degans and Shermets were approved unanimously by the Board. It was decided the Ketterhagen patios needed clarification of dimensions and placement.

The next meeting will be April 16.

The meeting was adjourned at 3:30

Respectfully submitted:

Whitney Armstrong
Secretary