

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY, OCTOBER 15, 2009
JACARANDA LIBRARY
2:00 PM**

The meeting was called to order by Noreen Anderson at 2:30. Proof of Notice and a quorum were established. Board members present were: Noreen Anderson, President, Norman Rao, Vice President, Larry Wills, Treasurer, Whitney Armstrong, Secretary, Howard Grubb, Director, Evelyn Moriconi, Director, Milt Shermet, Director and Candy O'Grady, Manager. Fourteen owners were also in attendance.

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

Treasurer's Report – Larry reported that there is \$48,393.10 in Checking Account, and \$33,250.00 in Superior MM and \$84,349.65 in MM Reserve. Total Assets are \$158,536.84 A motion was made and seconded to approve this report.

Announcements and Correspondence – Noreen remarked that she had been asked about having a community garage sale. Anyone who wants to hold one is free to do so. She also said that people are finding us on the web and many are interested in what properties are available in the Villas of Chestnut Creek.

Committee Reports

Management - Candy passed out aging reports, and also reported that only 15 letters were sent to homeowners over the summer regarding upkeep of their property.

Social - Whitney announced that the Halloween Party will be held at the gazebo on Saturday, Oct 31 and will begin at 5:00. An announcement would be posted at the pool.

Pool and Recreation -. Norm reported that the pool had been used all summer with no problems.

Mowing and Lawn Care – Milt said that starting next week, our lawns will only be mowed once every two weeks unless conditions changed.

Irrigation – During the Town Meeting in which the Hoskins Reps were here, Howard said that Dave Nicklas checks the box regularly for reported problems. He also said that Hoskins and Dave will work together on applications and watering. Candy said she has not received the new Variance from Swift Mudd/ Sarasota County. Howard Grubb will look into this.

Unfinished Business -

None

New Business

Several panels need replacing at a cost of \$250 - \$278 per panel. Money will come from the reserve. A motion was made and seconded to go ahead with purchase and was passed unanimously.

A motion was made and seconded and unanimously approved to hire William Jones Pool and Spa Service as our new pool company. Restrooms will be checked to be sure they are clean.

Milt reported that tree roots are raising sidewalks around the lake. They are county sidewalks and the county will be contacted concerning this problem.

Sidewalks, especially in Pendleton, are in need of washing. Candy is getting bids.

Noreen announced that our usual room at the Library is not available for the April 15 meeting next year. Larry will check on the availability of the facilities at Good Shepherd.

Budget Committee – Larry Wills, Howard Grubb, Bob Hadley and Norm Rao volunteered to meet with Candy and work on the 2010 budget.

Nominating Committee

The five Board members whose terms are up this year have all asked to run again. They are Noreen Anderson, Whitney Armstrong, Evelyn Moriconi, Norm Rao and Milt Shermet. There were no volunteers for this committee.

Sales

The application from **Joyce Weitzel for 844 Bayport** – a motion was made and seconded and the sale was approved.

Application from **Josephine Sardinias for 809 Bayport** - motion was made, seconded and approved.

We are missing the application from **Katherine Lieberman for 863 Bayport**. The house closed in September. Candy's office will look for it.

The next meeting will be on November 19.

Meeting adjourned at 3:10.

Respectively submitted,

*Whitney Armstrong
Secretary*