

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

An Open Town Meeting was held before the Board Meeting was called to order.

The Meeting was called to order by Noreen Anderson, President, At 2:20. Notice had been posted Tuesday, November 17 and was on the web site.. Board members present were: Noreen Anderson, Larry Wills, Whitney Armstrong, Norman Rao, Milt Shermet and Candy O'Grady, Manager. Evelyn Moriconi and Howard Grubb were absent. 25 residents attended.

Noreen called for a motion to approve the minutes of the October meeting. The motion was made, seconded and passed unanimously.

Treasurer's Report – Larry reported that there is \$42,394.12 in the Checking Account, and \$33,278.33 in Superior MM, \$87,736.23 in MM Reserve and \$100 in Petty Cash. Total \$162,964.68

Announcements and Correspondence – none

Property Management Report - Candy handed out aging report and reported that 6 yard letters had gone out and some are ready for a second letter..

Social - Whitney reported on the Nov. Brunch that had been held earlier in the day. The small gazebo by the pool had been used as the big one was being painted. That worked out well since only 12 people attended. The next party will be Game Night in January. Date and place will be announced next month.

Irrigation - Howard was absent. The irrigation complaint boxes have been taken down during the painting of the building. Homeowners are to call a board member with any problems until the boxes are replaced.

Lawn Care – Milt reported that the yellow spots in the lawns during Sept. could have been caused by too much rain at one time. This is not an unusual occurrence for Florida. Kelly will cut the grass the day before Thanksgiving.

Pool - Norm reported that the heater, which has a 15-year warranty, has been fixed. The furniture has been cleaned by William Jones, our new pool company, and will continue to be cleaned as needed. The gazebos are being painted as well as the building. There is a new door on the men's room. The painting of the pads in the gazebos and the picnic tables is being considered. The pool deck needs to be painted; Jones will take care of it. Bids will be gotten for Tennis Court Screening for pool.

Masters Association - Priscilla reported: There is an election in January and there should be a volunteer from the Villas to run for the Board. Suggested that when talking to prospective buyers to remind them that this is a deed restricted community with certain rules and regulations that must be followed. Masters has one case going to court for repeated offenses. She thanked Doug Rowe for his service on the grounds committee. There will be new Christmas lights for the entry ways and she asked for volunteers to help put them up. She asked that everyone return the slip that comes with the next mailing from Masters. Milt asked if there were plans to put streetlights and cameras around the lake. Priscilla spoke about the plan for cameras and lights saying that the island is a bird sanctuary and the lights cannot disturb the birds. Milt spoke up against the installation of lights and cameras and Priscilla invited him to attend a Masters Board Meeting to express his concern. Noreen asked Priscilla to check with the Masters to see that they do not take our paperwork from new Villas homebuyers. This has happened with two sales where Argus took our application form as their own.

Unfinished Business – Solar panels –There will be a new motor with a timer which will shut it off during the night. The temperature in the pool will be raised 10 degrees. Bill Jones will evaluate what we need and the panels will be fixed and turned on next week. We will not need the sensor on the roof. Sidewalk washing – Candy called for bids but hasn't gotten any. Noreen mentioned that Ken Haag would do it for \$850. He would use each homeowner's water to do the sidewalk in front of their house. Interested homeowners could contract to have their personal sidewalks and driveways cleaned with Ken at the same time. We are waiting for another bid.

Presentation and Vote on Budget for 2010

Noreen questioned reducing the monthly fee due to the economy and future expenses for the pool. The bottom of the pool may need to be resurfaced and the cost of electricity may be greatly increased next year. She suggested we keep the fee at \$136 and put the extra in undesignated reserves. She then opened the meeting to the floor for discussion.

In answering a question on the cost of running the pool heater – We don't know exactly how much the new heater will save over the propane gas that was used for the old heater during the coming year. It will depend on the cost of electricity.

Contract with Comcast – It costs \$37 per household and is up next year. Comcast will negotiate. Candy will have more information in three months.

The Board's recommendation is to keep the monthly payment at \$136 and to split the \$11 extra with \$5 going into the electricity reserve and \$6 into the undesignated reserve.

The April 15 meeting and the February Annual Meeting will be held at the Church of the Good Shepherd on Center Road.

New Business – ARB – Windows for Grace Mariani. The 4 new windows are hurricane impact resistant. A motion was made and seconded to approve these new windows for Grace Mariani. It passed unanimously.

Bulletin Board – Noreen described the new bulletin board that will go up on the restroom building at the pool. It will be a little bit bigger than the old one and will be aluminum and hard clear plastic and will have the same two sides, one for official documents and one for homeowner announcements and photos. The cost will be about \$600. A motion was made and seconded to approve the new bulletin board. It was approved.

Buyers applications for approval:

Joanne Patek – 478 Pendleton Place
Catherine Lieberman – 863 Bayport
Judith Gianottii – 830 Bayport

Motion was made and seconded and a vote passed unanimously to approve these applications.

Next meeting will be December 17 at the Library.

Meeting was adjourned at 3:10

Respectfully submitted:

Whitney Armstrong, Secretary