

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY January 21, 2010
JACARANDA LIBRARY
2:00 PM**

The Meeting was called to order by Noreen Anderson, President, At 2:20. Notice had been posted Tuesday, January 19 and was on the web site. A full Board was present including Candy O'Grady, Manager, and 14 residents.

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

Treasurer's Report – Larry reported that there is \$47,343.63 in Colonial Checking Account, and \$33,333.97 in Superior MM, and \$94,702.29 in MM Reserve. Total \$175,547.89

Announcements and Correspondence – none

Property Management Report - Candy handed out aging report and reported on getting bids for a cage to be built over the pool. Bids received were:

Mullets Aluminum Products - \$34,647.00

Aluminum Construction - \$15,692.00

Absolute Aluminum - \$14,548.00 not including footers.

End-of-year report will be mailed to people not at the meeting. Noreen suggested the reports be handed out at the Annual Meeting to be held on Feb. 18 since many homeowners usually attend this yearly meeting. Everyone agreed.

The question of having a committee to review the bids for the cage was raised. Candy stated that there we were only getting bids at this time. Noreen said that this the bids were just requested by a Board member but were mainly for information and not for consideration.

Social - Whitney reported that the Game Night party which was to be held today at Woodmere Park had been cancelled due to lack of participation. A brunch is planned for February. Details will be posted at the pool next month.

Jane Ronketty reported that **water aerobics** had been put on hold until the weather and the pool water warms up. Hopefully we will be back in the pool soon. She reported that there were a lot of leaves in the pool. Norm stated that the pool heater turns off at 48 degrees.

Irrigation - Howard reported that there are two new pumps in Pendleton which will cost around \$1,800. Dave is giving the grass the regular irrigation schedule since the grass had suffered greatly from the cold and is beginning to come back and the watering will help alleviate the shock the grass received from the cold. He suggested that homeowners rake some of the dead grass to open the matting so that the new shoots can come through the brown, dead grass.

Lawn Care – Milt reported that some grass has survived but we won't know the extent of the dead grass for another month depending on the amount of rain received. Kelly is doing the annual cleanup around the gazebo. Noreen stated that there are several properties that have trees that have low branched that are very dangerous to Kelly's workers. Kelly had offered to trim the dangerous branches and will post a list of names and addresses of properties with dangerous trees on the bulletin board. He cannot trim these trees unless given permission, so homeowners are to initial the form next to their name so the trees can be trimmed. If this isn't done, a letter will go out and the homeowners will have to trim the trees themselves. The free trimming by Kelly is a one-time thing and is being done for the safety of the workers. Homeowners are expected to keep their trees trimmed.

Pool - Norm – Solar panels. Tried to save panels by plugging them but there are three bad ones. Bill Jones has picked up 3 panels and will deliver and install them possibly tomorrow. The others should be OK. They should be up and running soon and will give us 7 or 8 more degrees in the pool water. Jones will start soon on the pool deck – will seal, paint and fill the cracks. Bids came in at \$1,700 and \$1,500. Jones will do it for \$550. Solar Panels will cost \$275 with a moderate charge from Jones to install them. Norm will get some bids on screening for the fence around the pool. Howard suggested fencing the solar panels in to protect them from wild animals. Norm reported that putting screening over the panels would be a possibility. Bill Jones had told Norm that leaks are not caused by freezing because the water drains out at night and there is enough room for the rest of the water to expand.

Masters Association Meeting tonight. Masters need 344 members to vote on the amendments to the by-laws. Our association protects us and our values more than the Masters Association does except for the common areas which would be under the Masters laws. Evelyn had questions for Candy concerning sheds on homeowners' properties.

Unfinished Business – Sidewalk washing. Howard called SW Florida Water Management and learned that no pressure washing was allowed for cosmetic purposes; only for health and safety reasons such as mold. Evelyn asked about the safety of dogs walking on the sidewalks with mold. Would that be a safety issue? She is concerned about the work being done on the pump on the Blvd. by Sarasota Water and wonders if there is still a problem with out water. Howard suggested she either call the number on the bill or ask the workers what they are doing.

Sidewalk washing on hold until further notice.

Annual meeting to be held at the Church of the Good Shepherd at 2:00 on Feb. 18. Candy reported that and explained why we can no longer have write-in candidates or nominations from the floor

New Business – ARB paint request for Grubbs and Bencks house. Paint from Scott's Paint will be used. Howard brought up the fact that houses in Bayport vary in shades from peachy to pink. Scott's Paint was the original provider of paint. Different shades resulted from people using outside contractors who did not use Scott's Paint but tried to match the color by using different brands of paint. Noreen asked Howard for suggestions as to how to enforce the use of the correct paint. Howard volunteered to chair a committee to come up with regulations concerning the paint issue. Evelyn and Norm will work on it.

A motion was made and seconded to approve and ARB application to paint for the Bencks and Grubb properties. The motion carried.

Town Meeting

Milt will pick a date for **garage sales**. Norm suggested the same day as the Patios' sale. It was suggested that we have one every year on the same day.

There was a discussion on granting permission for homeowners screen in the front entries in both phases of the Villas. It would be optional and would have to meet set standards.

The Meeting was adjourned at 3:10.

Respectfully submitted,

Whitney Armstrong, Secretary.