

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

The Meeting was called to order by Noreen Anderson, President, At 2:05 Notice had been posted Tuesday, Oct 19 and on the website. All board members were present. Candy O'Grady, manager, was also present. A motion was made and seconded and approved to dispense with the reading of the May minutes since they were posted on the website. Copies were available for anyone who wanted one.

Treasurer's Report Larry reported:

Current assets:	Checking -` \$59,336.07
	MM Reserve 95,644.68
	Superior MM 63,785.40
	Petty Cash 100.00
	Accounts Receivable <u>1,284.00</u>

Total Assets: \$220,150.15

Larry read the Capital reserves as follows:

Pool Reserve	\$23,949.00
Tennis Court Res.	9,760.00
Shuffle Board Res.	3,000.00
Public Restroom Bldg. Res.	19,555.00
Pavillion (2)	22,658.60
Irrigation Res.	32,892.40
Undesignated	64,349.14
Interest	2,141,28
Assoc. Equity	27,558.01
Year-to-Date Earnings	<u>14,286,72</u>

TOTAL CAPITAL \$220,150.15

.Announcements and Correspondence –

Noreen announced that the renovation to the restrooms was completely paid for by the insurance.

Milt had a question concerning the hole in the ground left by the propane tank. It was explained that the dirt from the renovation of the gazebo was going to be used to fill the hole. Noreen asked Candy to take care of getting the hole filled.

Property Management - Candy reported that there are two units that are way behind in their payments. Milt asked about the status of the Brown estate. A discussion followed concerning the property. Candy will take care of it.

Committee Reports

Social – Whitney reported on the pool-pizza party and announced that the details of the Halloween party will be posted on the bulletin board. Shuffle board will be starting on Nov. 9 with Chickie, Sylvia and Rose in charge. There is a signup sheet on the bulletin board.

Irrigation - Howard reported that he had gone around checking on the lawns and thought they looked pretty good even though there were some brown spots. With some new fertilization they should perk up some more.

Pesticides – Evelyn reported on all the calls she received complaining about the amount of weeds and brown spots in their lawns. A committee was formed and met with several pesticide companies before deciding on one. The company chosen will, after the lawns are brought back into good shape, fix individual problems at no extra charge. The price will be considerably more than what we are paying now which is \$1,250 every other month. We will be paying the new company \$1700 every other month. She called the county to find out if the product they will be using is safe for our lawns. This product has been in use for 5 years and is more expensive. The product is ALOFT and is excellent for the removal of cinch bugs. There will be someone there while the work is being done to answer any individual questions. The price they usually charge is \$1900 but we were able to get the \$1700 price to be in effect until next February when we have our Annual Meeting with the annual budget session then the price will go up to \$1900. This will happen only if we are happy with the company which is Massey located in Sarasota and Venice. Please call and let us know if there are any problems. Massey will work with irrigation and mowing people to coordinate the application of pesticides.

Mowing – Milt stated that he was very unhappy with the previous insecticide company and is happy a replacement has been found. Kelly has had problems with them coming out to take care of the cinch bugs. We've had lots of rain in the past 6 months. He said the quality of the mowing was fine but Larry disagreed saying the mowers moved much too fast and caused a lot of damage. Kelly needs to be told about it. Milt will do that.

Milt asked about the fire ants – Noreen said that they are the responsibility of the owners in their own yards. Things like cornmeal will get rid of them. Hopefully our new person will take care of the fire ants on the common areas. A notice will be put up on the bulletin board.

Recreation - Norm just got back but he has been in touch with Bill Jones. Larry has been dealing with Bill directly and described what will be done so the solar panels will be shut down at night. The panels were cooling the pool down at

night. Pool temp is set at 84 and should not be fooled with. When the solars are working during the day the water will get warmer. Solar panels should be shut down in the summer. The pool had to be replumbed during the summer and then had to be inspected so the pool was closed for a period of time during the summer.

Masters – Paul reported that Masters has the same problem of liens on houses. Evelyn questioned Paul about Karl's duties and wages. Noreen wants to know why he comes so early and leaves so early in the afternoon. Paul will take these messages to the masters Meeting and will report back.

Unfinished Business - Screening the front entry to the lintel, did pass on Pendleton. Evelyn asked if anyone who is interested in putting up the front door screening to give her a call and we might be able to get at done at a lower price. Howard had a question about the material from which the screens are made. Noreen said they are made of the same material used in the case attached to the rear of some homes.

A sketch has to be presented with the ARB form.

Gazebo renovation – Candy gave the vote tally of 58 yes and 14 no which is 31 short of the amount of votes needed. Candy has extra ballots for those who need them. A discussion followed concerning when this renovation was discussed. Noreen said that nothing can be done about it without a vote and we need 75% of the homeowners voting with 51% of those votes being yeses before we can go any further. The gazebo is due for some needed maintenance and the people on the social committee brought up the idea of enlarging it. We started looking into it and got several bids to get an idea of what the proposed project would entail. Noreen showed Milt the proposal and said it would be an exact extension of the gazebo we now have going out in the direction of the tennis courts and pool. The apron would be extended so if an event is held on a cool day and people want to be in the sun they will have a place to sit without being in the grass along with the fire ants.

If the gazebo were bigger we all could be under the roof in case of bad weather during an event. The only thing that will be different will be that the cupola will be eliminated and the roof of the old gazebo incorporated into the new roof. More electrical outlets will also be added. The money is available in reserves.

We have sixty days to get further votes. Noreen urged everyone to vote and to get their neighbors to vote, so we know where we stand.

New Business - Dorothy Hubbel submitted an **ARB request** for a new driveway to be put in at her home which would be of the same material and dimensions as the previous one. It was approved.

Darlene Curtain wants to replace her screen door with a combination screen/storm door. Noreen had told her where the specs are in the phone book.

Noreen asked for a **motion that we approve Massey as our new pesticide company**. The motion was made, seconded and approved.

Budget Committee Appointments – Noreen asked for volunteers to join Treasure, Larry Wills on the committee. Norm Rao and Bob Poglitch volunteered. The meeting would be at Candy's office in Venice.

There was a further discussion of problems with Kelly's lawn service.

Tree removal – any tree removal will be on an ARB basis considering the size and age of the tree. Large shade trees are an asset to the neighborhood and healthy trees should not be taken down. Now an ARB approval will be needed to take down a large shade tree.

Noreen said Candy will be sending out a newsletter and this announcement will be in it.

Board meeting adjourned at 3:00

Respectfully submitted by

Whitney Armstrong
Secretary