

**BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY DECEMBER 16 2010  
JACARANDA LIBRARY  
2:00 PM**

The Meeting was called to order by President Noreen Anderson at 2:15. Notice had been posted Tuesday, December 14 and was also on the web site. Board members present were: Larry Wills, Whitney Armstrong, Milt Shermet, Evelyn Moriconi and Howard Grubb. Manager Candy O'Grady was absent and her representative, Tom, substituted.

Noreen called for a motion to **approve the minutes of the November** meeting. They are available to all residents on our website. Howard Grubb asked for a correction to be made in the minutes concerning the watering. The lawns were watered once a week instead of twice a week all year. The minutes were corrected and a motion was made and seconded to accept them with the correction made by Howard to once a week sprinkling. All approved.

**Treasurer's Report** – Larry reported that there is \$62,360.06 in Checking Account, and \$63,892.05 in Superior MM, \$102,528.68 in MM Reserve and \$100 in Petty Cash. \$801 in Accounts Receivable Total \$229,681.79. Larry then read the amounts in the reserve accounts. Treasurers report was accepted as read.

**Announcements and Correspondence** – none

**Property Management Report** - Copies of the aging report were handed out.

**Social** - Whitney reported that the Wine Tasting party was called off because of the cold weather and any activity plans for Jan. are on hold until we know what the weather will be like then. Social items will be posted on the board at the pool.

**Irrigation** - Howard reported that the sprinklers had been turned off this week due to the cold. He got information from the County Dept. of Health on the depth of the wells. The well casing has rusted and keeps the water pressure from being what it should be. A discussion followed concerning the problem and the solution. The question of whether permits were necessary for our wells since they pump only irrigation and not drinking water. Noreen asked Evelyn to check on our getting an address for our public buildings to be used when getting bids for work to be done on the common areas, and to give the Association a permanent address. She agreed to check on it. Milt had further questions on the problems with the wells in Bayport. Dave is in the process of evaluating the problem. Noreen told the history of the old pump that had been pulling up mud and had burned out around 5 years ago. We will wait for Dave's evaluation before proceeding.

**Lawn Care** – Evelyn reported that we now have a new person doing pesticides and fertilization. They have done one application so far. If anyone sees something they don't like about this company to call her. They are on a probation period. Milt said we are way ahead of where we were last year at this time concerning the thickness of the lawns and hopefully when the spring rains come we will have good lawns again. Milt asked about the copies of proposed lawn contracts that had been handed out to the Board at the beginning of the meeting. Noreen explained that the Board had decided at the last meeting that we were going to remove "option 2" extra money that was paid to Kelly each month to clean up the Common Areas since we were not being apprised of what was done, even though it was billed each month. In order to get out of the common areas "option", we had to give him a Notice of Cancellation and he had to re-bid a new contract. He submitted a new Contract which was not as good as the original one, and other mowing bids were accepted from a number of vendors. A discussion followed.

**Recreation** - Larry spoke in Norm's absence concerning the pool. We shut the heater down yesterday due to the cold weather. The trees and bushes blocking the solar panels from being heated by the sun will be cut back. He called Bill the Pool Guy concerning the sensor but hasn't heard back.

**Masters Association** - A resident went to the meeting and reported on a million-dollar mobile home park that will be built behind us but will be separated from us by a large piece of land. The lakes are being cleaned out. There have been reports of some minor vandalism in the area.

**Unfinished Business** – Noreen announced that the Gazebo expansion vote would be going out again. Money will be spent either on a refurbishment of the gazebo or an expansion of the existing gazebo to make it more useable, possible for our monthly meetings. Milt requested that we have a full discussion before we vote again. Discussion followed. Milt resigned and left.

Dirt fill – Bids for filling hole by the pool left by the propane tank. One for \$295.00 from Abbotts signed by Keith Nelson and one for \$150 signed by Paul Andro. Howard will follow through and find out if what Andro would do to fill the hole would be adequate for our needs. Noreen asked the board for ***a motion to approve the hiring of Andro to fill the hole left*** by the propane tank. A motion was made and seconded and the ***Board approved*** the hiring of Andros under these conditions.

### **New Business**

**ARB** Howard had one application:

Judy Gianotti requested a glass enclosure of her lanai with hurricane windows. Noreen asked for a motion to approve the ARB proposal. It was made, seconded and the board approved the application.

Noreen announced that the Annual Meeting will be on February 17 at the Church of the Good Shepard on Center Road.

Noreen brought up the idea of sending a letter to the homeowners concerning various subjects that were discussed in the Oct. meeting such as maintaining lawns, removal of large shade trees needing ARB approval. Howard suggested putting a list of Board members with phone numbers and what each one was responsible for, such as irrigation, pesticides, pool, etc. so homeowners would know who to contact in case of a problem in one of these areas. Letter will go out in January.

#### Tree trimming and clearing.

Larry gave a report on the bids received for trimming the trees around the solar panels and the large oak tree, the entrance to Bayport would be cleaned up. Larry recommended Botz for \$1600 + 650 to do the work. Discussion followed. He would go back 6 feet from the edge of the panels and all the way to the big pine tree that is behind the oak trees. Would also clean up the corner leading to Pendleton. Total would be \$2250.00. **Larry made a motion to accept the bid from Botz to trim trees around the solar panels**, cut down the oak tree and clean up Bay Port entrance and clean around area leading to Pendleton. **It was seconded and approved.**

#### Mowing Bids

Prestigious -	\$3,850. + \$130 to trim common areas
Ultimate	2,360
Todd Landscape	3,933
Valley Crest	2,242.
Kelly	2,280

Three in the right price range are Ultimate, Valley Crest and Kelly. A separate meeting will be scheduled in approximately one week to discuss the conditions of these bids.

**Sales** – Ellen Bailey – 430 Pendleton Dr. sold to Paul and Patricia Reynolds, from New York. Both meet the age requirement. A motion was made and seconded to approve this sale. It was so approved.

Meeting was adjourned at 3:30.

Respectfully submitted,

Whitney Armstrong  
Secretary

Town Meeting Followed.

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