

**BOARD OF DIRECTORS MEETING
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.
THURSDAY, JANUARY 20, 2011
JACARANDA LIBRARY
2:00 PM**

The Meeting was called to order by Noreen Anderson, President, At 2:00 Notice had been posted Tuesday, January 18. Board members present were: Noreen Anderson, Larry Wills, Howard Grubb, Whitney Armstrong, Evelyn Moriconi, and Candy O'Grady, Manager. A letter of resignation had been received from Norm Rao.

Noreen called for a motion to dispense with the reading the minutes of the December meeting as they were posted on the website. The motion was made and seconded. All approved to accept the minutes as they stand.

Treasurer's Report – Larry reported that there is \$60,760.13 in Checking Account, and \$105,974.54 in Superior MM and \$63,946.31 in MM Reserve. Total Assets are \$230,221.98 Howard had a question concerning year-to-date earnings. Candy explained. He also questioned the interest received on various accounts. Candy suggested moving \$25,000 into a higher interest earning CD. He also questioned a check that is outstanding. Candy will check on this and get back to Noreen. ***A motion has been made and seconded to transfer \$25,000 into a greater interest earning CD. It was approved.***

Announcements and Correspondence

Noreen received a letter from our attorney which will be discussed later in the meeting and it will be available for reading. Candy had received a letter from FPL stating that the meter readers are having trouble reading some meters due to overgrown foliage. We have been asked to trim around the meters so that they can be read accurately. The address in question is 882 Bayport which may be the pump. Howard will follow up.

Property Management

Aging reports were sent out. Comcast will give each homeowner two free digital boxes. As of February first everything will be digital. When you go to get your boxes identify yourself as being from the Villas of Chestnut Creek. Candy said we should turn in our old boxes for the new ones.

Committee Reports

Social - Whitney reminded everyone that Saturday, Jan 22 will be the Clean-Up Day in the common area around the pool, tennis court and gazebo. At 4:00 there will be a cookout in the large gazebo.

Irrigation. Howard introduced Dave Niklas who addressed the meeting. He reported on the problems with the pump that services the inner circle of Bayport. He spoke of the need to get a well digger out there to get the old pump, or whatever is down there out. Howard reported that on the days that were extremely cold the sprinklers were cut off to avoid freezing.

Mowing and Lawn Care

Evelyn reported that the new company has taken over the fertilization and pest control of our lawns. There hasn't been much to do now that the weather is cold. She said that when May comes we should all have nice lawns, and if we don't you know who to call.

Larry reported that the first time this company cut our lawns, the mowers neglected to cut on Bayport. They thought they had to cut only on Pendleton, but they did cut on Bayport today, Thursday. Larry will talk to them about the weeds growing around the lake and the mowing on Bayport also. The grass is cut every other week in the winter and the grass should be kept at a length of 4". Evelyn thought Larry should talk to Ultimate to make sure they knew that cutting Bayport was included in the contract.

Recreation

Pool shuffleboard tennis court. Noreen reported that we did get a bid for the resurfacing of the tennis court. One bid \$5,700. Candy will check on finding more companies that do this work so we could get at least one more bid. The cleaning people who do the restrooms have agreed to clean the pool furniture at a cost of \$30 a month and will provide supplies. Noreen asked for a motion that we will pay Sarah Jardin \$30 per month to clean the pool furniture once a month. The motion was made and seconded. Everyone approved. This does not include the plastic chairs that are kept in and for the gazebos. She will also clean the pool deck.

Masters Association

Paul reported that Thursday Jan 27 is the Annual Meeting. There will be a policeman there to give a talk on security and someone to explain the development near the new circle. It will only impact the people living on Beckley.

They are looking into lighting at all the entrances to the communities and to lighting for the boulevard. A discussion of the lighting followed.

Unfinished Business -

Letters for a re-vote on the refurbishment of the main gazebo will go out Monday. Noreen has a contractor's drawing that was passed around. She asked everyone to vote.

Annual meeting Feb. 17 at the Good Shepherd Episcopal Church at 2:00.
A new ballot containing all the candidates' names will be mailed out to take the place of the incomplete ballots that had been mailed previously.

New Business

ARB

Howard reported that Mr. Gdovic has a drainage problem at his home. Mr. Gdovic explained the extent of their problem ***A motion was made and seconded to OK ARB request for permission to have the necessary work done.*** All approved. Howard announced that the Poglitches want to put up a front door screen entry.

A motion was made, seconded and unanimously approved that they be **allowed** to put up the screening. Howard asked that anyone who wants to put the frontdoor screening up to present him with an ARB request.

New Fence for the pool. Doug Rowe has been looking into getting a new fence for around the pool and has information on two types, a residential-quality fence and a commercial-quality one. The 4 foot high fence would be the same kind that the Isles and the Patios have around their pools. Doug said that our fence is not up to code since we don't have a child-proof gate. Candy verified that we have the money needed for the fence. The reason we have the money is that our insurance paid for the complete restroom renovation. Howard suggested the old fence be placed around the solar panels to offer some protection against the wild animals in the area. ***A motion was made and seconded*** that we approve ***\$4,300.00 for a new fence.*** All ***approved.*** Noreen thanked Doug for all his work.

MRTA – Noreen referred to the letter from our attorney that she had mentioned previously. We have to renew our homeowners association status in the near future. Our attorney, Kevin Wells, will take care of all the paperwork involved in this renewal for \$1,000. ***A motion was made and seconded*** that we have our ***lawyer draw up all the paperwork necessary for the amount of \$1,000.*** All approved. The renewal will last for 30 years.

Sales None

Next meeting will be the annual meeting on Feb. 17 at 2:00 at the Episcopal Church. The Board of Directors election of officers will take place.

The meeting was adjourned at 3:10.

Respectively submitted,

Whitney Armstrong
Secretary