

**BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY March 17, 2011  
JACARANDA LIBRARY  
2:00 PM**

The Meeting was called to order by President Noreen Anderson at 2:20 PM. Notice had been posted Tuesday, March 15 and was on the web site. Board members present were: Larry Wills, Whitney Armstrong, Evelyn Moriconi and Howard Grubb. Noreen called for a motion to approve the minutes of the January meeting as they are on the web site. The motion was made and seconded.

Evelyn had a question about a discrepancy on the lawn report on those minutes and wondered if it had been corrected. Noreen said that it had been. Noreen had copies of the minutes from February's Annual Meeting for anyone who wanted them. They are also posted on the website.

**Treasurer's Report** – Larry reported:

Colonial Checking	\$ 22,345.24
MM Reserve	112,864.84
Superior Bank MM	104,094.66
Petty Cash	100.00
<u>Accounts Receivable</u>	<u>- 1,209.00</u>
<b>TOTAL ASSETS:</b>	<b>\$240,613.74</b>

There were no questions for the Treasurer

**Announcements and Correspondence** – Noreen reported that she has had requests on the website for information on the houses we have for sale..

**Property Management Report** - Candy handed out copies of the aging report. Two residences on the list have liens on them

**Social** - Whitney announced there will be a Pool Party Brunch at the Gazebo on Saturday, March 26 at 10:30 a.m. A notice will be posted at the pool.

**Irrigation** - Howard reported that there are several problems that need to be addressed, one of them being the clock on the inner circle of Bayport is malfunctioning, and we cannot read the settings and as a result we didn't get any water last night. It will have to be replaced for \$200.00. Howard also explained a graph he passed out to each Board member the draw down of well water when irrigating the lawns. Due to the well casing restriction, the present four" pump can go only 45 feet deep in the 67 ft. well, thus we lose the use of 22 feet of water. Installing a 3" diameter pump will pass the casing restriction and can be lowered to the bottom of the well. He said Dave told him that we needed a smaller pump to fit the diameter. Also a relay on Bayport was fixed and the

watering is now on schedule again. (***vote on new pump under “old business”***).

**Lawn Care** – Evelyn reported that Massey had come around during the first part of the month and gave us a free treatment to try and get a jump on the insect problem. He will come back and give us the usual treatment in April. She will coordinate with Howard regarding the watering schedule for Bayport inner circle so the treatments can be given at the correct time.

**Mowing** - Larry reported we are still having problems with Ultimate, the mowing people, He will talk with them concerning residents' problems next Thursday.

**Masters Association** - Paul – Adjusted Carl's job description, adjusted his hours and gave him a raise for the first time in 5 years. All the cleaning and repairing of culvert pipes which will improve the drainage and flow from lake to lake has been completed. The fountain in the front lake will be turned off until we have some rain and there is at least two feet of water at the pump. There is a problem with the filter lake where all the silt from all the lakes will settle out so that Hatchett Creek isn't impacted. The Association wants to get the problem solved before the County gets involved. They are working on getting lighting for all the entrances. The area behind the dead end in the Patios, which has been a dumping area, will be cleaned out. This land has been bought by the developer of the Jacaranda area.

A discussion of Carl's salary and work schedule followed. Paul explained what should be done if a resident has a tree branch from a house in a different community hanging over into his yard and wants it to be trimmed back. A question was raised as to who is responsible for the trimming of the trees along the Blvd, - the Masters Association or the County. Evelyn said she will check on it. Noreen brought up the fact that several residents had paid their three hundred dollars fees by taking them to the Association office in Venetian Gardens and then got letters saying they had not paid. Paul will see that the correct information as to where to take your payment will be in the next news letter. ARB person is Bonnie Meehan – 941-493-2359.

**Unfinished Business** – Gazebo and Pool Committee report from Doug Rowe. He reported on the plans for expanding the pool deck to the pool house by removing the shrubs and tree that are there now.. He also described the expansion of the deck towards the tennis court and the removal of a palm tree and several small shrubs. The tree removal estimate is \$350.00. The concrete work is \$3,160 for both sections. The cement truck will park in the cul-de-sac on Pendleton Ct and 2 pumps will pump the cement into the pool area. The pad for the pool gazebo will be 5' along the western side, 21x10' on the end towards the shuffleboard court. If we do it now it will be \$1,000. If we do it later it will be at least 50% more. Quote on the fence \$3,489. The setting of the fence will be 1" from the ground and the distance between pickets will be 3".

Noreen asked for a motion that we approve the spending of the money for the pool and gazebo improvement: Tree and hedge removal - \$ 350.00

Concrete work /pool	3,160.00
Gazebo aprons	1,000.00
Fence	3,489.00

***A motion was made and seconded to spend this money for the pool and gazebo improvement. All approved.***

Phone book – The phone book will be printed before everyone goes back. Any residents who don't return the forms will not have their phone numbers listed.

Pump and clock – The ***clock*** was ***\$200 and the pump with installation*** was ***\$1850.00. Noreen made a motion that we accept these prices for the work and Larry seconded. It was approved.***

### **New Business**

**Appoitment of new Director to Vacant Board Seat** - After considerable discussion. the Board has made the decision to ask Doug Rowe to join the Board. Doug accepted and was immediately seated.

Noreen asked Larry to speak to Linda Louis who will purchase a new flag if he will give her the funds.

**MRTA** - To preserve our standing as an Over 55 community. Noreen asked for ***a motion to be made to approve the MRTA renewal and proceed to have it filed. A motion was made and accepted. All approved.***

**Tennis Court Resurfacing** – Noreen has received another bid to resurface the court from a family member of the person who put the original court in. She and Bob Sala interviewed Roger from Lawson Courts and besides redoing the court completely, he will clean the net posts of corrosion and lubricate the gear. He will also loosen wire from the fence frame work and apply two coats of paint to

all of the posts, top rail, gate and other hardware. The contract cost for all labor and material is \$5,350.00.

**Comcast Contract** – Candy reported on our old contract which expires in May and the new contract which will be for 5 years instead of ten as before with a decrease in price. A discussion followed. Everybody should apply for new boxes and have them delivered before we negotiate a new contract because the new contract allows us fewer digital boxes.

### **ARB**

Howard reported that Mr. Mink had separated his requests, as requested. He requested an extension of his present patio for his hot tub which will be 6.3' from the property line and he has agreed to put a privacy hedge behind the extension. Howard will check with the Sullivans who are immediate neighbors to the rear. Conditions are – change by one foot and approval by the Sullivans.

Lieberman -- 863 Bayport - request new windows in their lanai. The windows will be acrylic and all the work would be done on the inside. The outside would remain the same.

***A motion was made and seconded to approve the Lieberman lanai ARB application. The vote was unanimous***

***The Board also said that if the above conditions reach a satisfactory conclusion as to legal dimensions and neighbors, the Mink ARB request for patio extension will also be approved.***

### **Bay Port Doors**

The Door Committee for Bayport Circle, consisting of Gerald and Barbara Goodlett, Mary Kay Snyder and Linda Lewis, presented the Board with three types of front doors they would like to be considered as replacement front entry doors: A white panel solid; white with ½ glass window and white with small window at the top. After much discussion, where Noreen made it know that she preferred the aesthetic maintenance of the white panel door, which every house presently has, and reasons why the committee believes a window choice is necessary, a ***motion was made and seconded*** to accept ***two choices*** for the entry door – ***6-panel, solid white door*** or a ***white door with ½ glass***. Both with specified hardware. ***The motion passed.*** ARB applications are always necessary when making any changes to the dwelling. Parties should contact Howard Grubb or another Board Member regarding replacement front entry door specifications.

It was also brought up by Committee member, Linda Lewis that the already specified replacement storm door for Bayport Circle should have brushed nickel hardware specified, since it hasn't been noted on the original specs. ARB requests for storm doors should now contain this specification.

**Sales** - None

Meeting was adjourned by Noreen at 3:50.

Next meeting will be April 21.

Respectfully submitted,

Whitney Armstrong  
Secretary