

**BOARD OF DIRECTORS MEETING  
THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.  
THURSDAY JANUARY 19, 2012  
JACARANDA LIBRARY  
2:00 PM**

The Meeting was called to order by President Noreen Anderson at 2:05. Thirty-one attended. Notice had been posted Tuesday, January 17 and was on the web site.. Board members present were: Larry Wills, Whitney Armstrong, Doug Rowe and Howard Grubb. Candy O'Grady, Manager, and 31 owners were also present.

A motion to dispense with the reading of and approve the minutes of the December meeting was made, seconded and passed. A hard copy was available, and they were also posted on the website.

**Announcements and Correspondence** – None

**Committees**

**Property Management Report** - The year end financials will be ready on Jan.25.

**Treasurers Report** - None

**Social** - Whitney reported that there had been no social event scheduled for Dec. but that there will be a Clean Up day in Jan. To be discussed under New Business.

**Irrigation** - Howard – turning into the 'brown season' due to the cold weather. Few irrigation problems

**Lawn Care** – .Larry - new company has started mowing but did not blow off the driveways and lanais. He will make sure they know it is supposed to be done.

**Recreation** - Pool – Noreen reported that we are in the process of getting the new heating system put in. Everything is up to FPL and the date of Feb. 3 when they will open the meter, the men from Symbiont will connect and we will have our new heating system ready to go. Doug stated that Mike from Symbiont had mentioned that there was enough power to turn one heater on before FPL came out to put in the new meter.

Shuffleboard – Sidelines still not painted green. Candy has been calling them to come but thinks they will wait until they have another job in this area before coming down from Bradenton. They have not been paid for the job yet.

**Masters** - Paul was absent. Doug reported that the Grounds Committee, along the County, is trying to get rid of the non-indigenous trees, mainly pepper trees. There will be matching funds.

**Unfinished Business** - Sidewalk power wash. Affordable Pressure Cleaning's bid was the most reasonable. It would be \$20.00 to clean driveways at the same time the sidewalks are being cleaned. Candy suggested people call the company ahead of time if they want their driveways cleaned. The cost will be \$700 for Baybort and \$775 for Pendleton. Noreen asked for a motion to hire Affordable Pressure Cleaning to clean the sidewalks and possibly the pool deck. It was made and seconded. All approved.

**ARB** - .Howard reported on two applications

***Grace Mariani wants a new white front door.*** It is the same door as their roofmates, the Goodletts have.

***Garland Brassfield wants to put new siding on the gable*** of his house and it will be the same as the other houses that have been done.

**Garage Sale** – There is a notice on the bulletin board that the annual Villas Garage Sale will take place on Feb 3 – 4 (Fri and Sat). Judy Sullivan and Milt Shermet are in charge. It will run from 8:00am to 1:00 pm. There will be an ad in the *Gondolier*. It was suggested that a note be put into the next edition of the Directory that the Annual Villas Garage Sale will be held the first weekend in February every year. It was suggested we put a separate ad in the paper for the solar panels.

**Newsletter** – Noreen wants to add the Newsletter to the budget as a line item so the money will be there if anyone wants to take on the job of putting out a newsletter. The amount of \$50 per printing was suggested. A motion was made and seconded that we add the Newsletter as a line item to the budget in the amount of \$50 per printing. It was approved.

**Audit** - Candy has been getting bids for an audit to be done.

Peacock & French - \$2700 - \$3000

James B. Richardson - \$2700 plus

\$200 for short form 1120H

\$375 for long form 1120 and state form F1120

A discussion followed concerning tax forms for hired services.

Doug suggested we go with Peacock & French since they are located in Venice.

***A motion was made and seconded that we award Peacock and French the contract for doing our audit at*** a cost of \$2700 - \$3000. It was seconded. All approved.

**Hot Water Heater** - Larry – Hot water heater is rusted and falling apart. He recommends a 2-1/2 gal. Tank mounted on the wall. It would cost \$237 + tax,

not installed. After discussion it was decided that we get the 2/12 gal tank and install a timer so that it can be turned off at night.

***A motion was made and seconded that we purchase a 2/12 gal. Hot water heater for \$237 plus labor and install a timer. It was seconded and approved.***

**Work Day** - January 28, next Saturday from 9:30 – noon. Trimming area, taking solar panels down, etc. Pizza and soda will be available when the work is done.

**Sales** - None, but there have been calls.

**The Annual Meeting** will be held at the Church of the Good Shepherd on Feb. 16 at 2:00. Candy gave instructions for handling the ballots.

The meeting was adjourned at 3:00 and a Town Meeting followed.

Respectfully submitted,  
Whitney Armstrong, Secretary