

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE BOARD MEETING

April 24, 2012

A Regular Board meeting was scheduled to be held at 4:00 P.M. on April 24, 2012 at the Jacaranda Library, 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 4:02 P.M. by the President, Mr. Rowe.

Notice of the meeting was posted on the property prior to the meeting in accordance with the requirements of the Association Documents and Florida Statutes.

The following Directors were in attendance:

Norman Lewis Doug Rowe Howard Grubb Milton Shermet Darlene Curtin

A quorum was determined to be present.

UNDER THE HEADING OF READING AND APPROVAL OF MINUTES: A motion was made by Mr. Shermet and seconded by Mr. Grubb, and it was unanimously,

VOTED 12-05: to approve the March 15, 2012, Board meeting minutes as presented.

UNDER THE HEADING OF TREASURER REPORT: Mr. Grubb reviewed the March financials and advised that the 2011 audit has been completed. No discrepancies were found. A short discussion was held regarding the pool reserves and if there is enough to cover the upcoming expense of resurfacing.

UNDER THE HEADING OF COMMITTEE REPORTS, on matters relating to Pool Committee, the committee has met twice since the last meeting. They are looking into the possibility of removing the wood fence by the ladies room and enlarging the awning. Mr. Lewis reported that the pool filter system is eighteen (18) years old and leaks. Replacement will cost approximately \$1,500.00 and will improve the water quality.

On matters relating to Irrigation, Mr. Grubb reported that they are still able to get water out of the ponds but there is a possibility of ongoing watering restrictions.

On matters relating to Lawns, Mr. Shermet advised that Kelly's Lawn Service will begin on May 1, 2012. An owner advised that a treatment was done on the lawns at the Patio homes that the board may want to look into.

On Legal matters, Mr. Shermet reported Mr. Rowe had received a call from the preservation department at the bank regarding 528 Pendleton Place. The Board will try to cooperate with the bank to get the property in order.

On matters relating to Social Committee, there have been two (2) parties since March; a hot dog roast which 65 people attended and a cocktail party which 50 people attended. The committee's

plans for future events are: Halloween party, Veterans lunch, Pot luck brunch, Mardi Gras party, Game day, cook out, coffee klatch, and cocktail parties.

On matters relating to Master Association, Street lights will be installed along Venice East Boulevard at each intersection and in some areas in between the intersections.

UNDER THE HEADING OF MANAGER'S REPORT, (see attachment #1)

UNDER THE HEADING OF UNFINISHED BUSINESS, On matters relating to moving reserve accounts to higher yield accounts, the Board asked that Lighthouse Management accounting department provide a list of the banks that Lighthouse currently works with and their interest rates. A motion was made by Mr. Shermet and seconded by Ms. Curtin, and it was unanimously,

VOTED 12-06: to approve moving the reserve accounts into two (2) local banks with higher interest rates.

UNDER THE HEADING OF NEW BUSINESS, on matters relating to Lighthouse Management, a contract was signed on April 12,2012.

On Matters relating to landscaping services, the Board signed a contract with Kelly's Lawn Service to begin on May 1, 2012.

On matters relating to pool maintenance, the Board signed a contract with Darrell's Pool Service to begin service on May 1, 2012.

On matters relating to new Pool filter and Chemical feed pumps, a motion was made by Mr. Lewis and seconded by Mr. Shermet, and it was unanimously

VOTED 12-07: to approve the bid from Darrell's Pool Service to replace the filter system and chemical feed pumps for an amount not to exceed \$1,500.00. The cost is to be paid out of pool reserves.

On matters relating to Pool and Gazebo area palm trees, the Board received a bid to trim the palms. A motion was made by Mr. Grubb and seconded by Mr. Lewis, and it was unanimously

VOTED 12-08: to accept the bid from "The Coconut Cowboy" in the amount of \$200.00 to trim the six (6) palm trees.

A signup sheet will be posted for owners that would like to be contacted for any trees on their lots that they would like to have trimmed.

On matters relating to discussion of expenses and direction for next fall, the Board advised that Bocce Ball will be revisited in the fall along with pool resurfacing and the lake gazebo roof.

UNDER THE HEADING OF HOMEOWNER INPUT,

- An owner advised that he believes the pool was resurfaced in 2004. He also noted that the old lawn company did a good job grooming around the pods and hopes that Kelly's will continue that.

- An owner advised that Kelly's Lawn service did not previously perform the services as contracted and that's why they were fired.

SCHEDULE OF NEXT MEETING, will be May 22, 2012 at 4:00 P.M. at the Jacaranda Library.

With no further business to come before the Board, upon a motion made and seconded, the meeting adjourned at 5:11 P.M.

Hope Korte, CAM
Managing Agent

Dated this 6th day of May, 2012

VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION

A Corporation Not-for-Profit

c/o Lighthouse Property Management, Inc.

16 Church Street

Osprey, Fl 34229

(941) 966-6844: Office (941) 966-7158: Fax

Manager's Report

4.24.12

On-site/ Maintenance Items:

- Property visit, met with Howard and Milton to sign checks- 3.29
- Property Visit-4.3.12
- Met with board members to sign contract- 4.12.12
- Property inspection, compliance- 4.17.12

Administrative Items:

- Financials forwarded to Board for review
- Draft minutes forwarded to Board for review
- Draft agenda forwarded to Board for review
- Pool area cleaning checklist drafted with Norman
- Scheduled BOD mtgs. w/ Jacaranda Library
- Posted newsletters & Minutes via Glimmer
- Updated events calendar on the website
- Processed Sale Applications (852 Bayport Cir.& 810 Bayport Cir.)
- Collected Insurance Declaration pages from owners & directory update form
- Emailed BOD audit report
- Emailed BOD county pool inspection reports
- Coordinated pool companies to contact Doug for maint. Quotes
- Drafted & emailed BOD mtg. agenda
- Emailed BOD summary of insurance
- Coordinated pool repairs
- Coordinated sprinkler repairs for owners

Compliance:

- A compliance inspection was done on 4/17/12. Letters will be sent pending confirmation of violations by the Board.

Correspondence:

- Cancellation notice mailed to Bill Jones Pool Service and Dean's Cutting Edge.