

# THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

*A Corporation Not for Profit*

## MINUTES OF THE BOARD MEETING

May 22, 2012

A Regular Board meeting was scheduled to be held at 4:00 P.M. on May 22, 2012 at the Jacaranda Library, 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 4:00 P.M. by Mr. Lewis.

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          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. Grubb and seconded by Mr. Shermet, and it was unanimously,

**VOTED 12-09:** to approve the April 24, 2012, Board meeting minutes as presented.

**UNDER THE HEADING OF TREASURER REPORT:** Mr. Grubb reviewed the April financials. The process to transfer reserve funds from BB&T and Cadence bank to Iberia and Florida Shores has been started.

**UNDER THE HEADING OF COMMITTEE REPORTS,** on matters relating to Architectural requests, Mr. Grubb reported two (2) requests.

- 802 Bayport Circle- install new screen door. A motion was made by Mr. Shermet and seconded by Mr. Grubb, and it was unanimously

**VOTED 12-10:** to approve the installation of a new screen door.

- 432 Pendleton Drive- remove Oak tree from side yard as root are damaging the foundation of the house. After some discussion a motion was made by Mr. Shermet and seconded by Mr. Lewis, and it was unanimously

**VOTED 12-11:** to approve removal of the Oak tree with the stipulation that the owner must first receive approval from the County.

On matters relating to Lawns, Mr. Shermet reported that the community got lucky with the recent rains. The lawns are looking much better due to the recent rains and the mowers raising the blades and extra 1/2 inch as requested.

On matters relating to Irrigation, Mr. Grubb reported motor on the irrigation pump at 468 Pendleton has burned out. Replacement of the motor will be approximately \$1,650.00. A motion was made by Mr. Grubb and seconded by Mr. Lewis, and it was unanimously

**VOTED 12-12:** to approve replacement of the motor. The expense is to be paid from Reserves.

On matters relating to Pool, Mr. Lewis reported that the new filter system has been installed. The pool water was green, Darrell's Pool Service has corrected the problem. The pool committee met and discussed the need for another awning. One estimate has been obtained so far. A motion was made by Mr. Shermet and seconded by Mr. Lewis, and it was unanimously

**VOTED 12-13:** to approve the purchase of a new awning at a cost not to exceed \$2,000.00. Approval is contingent upon obtaining three (3) estimates.

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

**UNDER THE HEADING OF UNFINISHED BUSINESS,** Mr. Shermet will be meeting with a local attorney on May 23, 2012, to discuss foreclosure options.

**UNDER THE HEADING OF NEW BUSINESS,** there was none at this time.

**UNDER THE HEADING OF HOMEOWNER INPUT,**

- An owner advised that a neighbor passed away and no one is overseeing the property. Mr. Shermet advised that he will discuss the issue at the attorney meeting.
- An owner asked if the Master Association owns the lake with the fountain in it. Management will contact the Master Association to find out.

**SCHEDULE OF NEXT MEETING,** will be held in September 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.

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Hope Korte, CAM  
Managing Agent

Dated this 30<sup>th</sup> 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

5.22.12

### On-site/ Maintenance Items:

- Property visit- 5.3.12
- Property inspection, compliance follow up- 5.11.12
- Property visit, post agenda- 5.17.12

### Administrative Items:

- Financials forwarded to Board for review
- Draft minutes forwarded to Board for review
- Draft agenda forwarded to Board for review
- Posted newsletters & Minutes via Glimmer
- Sent monthly financial reports to owners upon request
- Sent Board info on Comcast price increase and contract
- Coordinated closing of old Reserve account and opening of 2 new ones- ongoing
- Coordinated sprinkler repairs for owners
- Contacted moody Insurance regarding wording of streets and listed coverage areas for policies- ongoing

### Compliance:

- Please see attached report.

### Correspondence:

- Violation letters mailed to owners.