

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE BOARD MEETING

November 27, 2012

A Regular Board meeting was scheduled to be held at 4:00 P.M. on November 27, 2012 at the Jacaranda Library, 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 4:04 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 Howard Grubb Darlene Curtin Doug Rowe

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. Lewis, and it was unanimously,

VOTED 12-20: to approve the October 23, 2012, Board meeting minutes as presented.

UNDER THE HEADING OF TREASURER REPORT: Mr. Grubb reviewed the October financials. The Association is \$18,822 under budget as of October 31, 2012.

UNDER THE HEADING OF COMMITTEE REPORTS, on matters relating to Pool, Mr. Lewis reported the following:

- The pool deck/restroom cleaning company was released. An owner on Bayport will now be doing the cleaning.
- The shower and fence area will be worked on.
- The pool can be converted from chlorine to salt but the cost would be over \$10,000. Initial change over would require an Engineer, re-piping and separate electrical. This system would still require a chlorine back up in case of failure. Mr. Lewis recommended that the pool remain as is.
- He obtained prices for re-strapping chairs and new higher lounge chairs. He recommended re-strapping six (6) chairs and three (3) lounge chairs and the purchase of three (3) new higher lounge chairs. A motion was made by Mr. Grubb and seconded by Mr. Lewis, and it was unanimously

VOTED 12-21: to approve the re-strapping and purchase as presented at a cost not to exceed \$800.

On matters relating to Lawns, Mr. Rowe reported that the lawns are now on a every 2 week mowing cycle. An owner submitted a complaint that driveways are not being blown off. An area by the pond was not being maintained and is overgrown. An owner trimmed the trees there. Kellys Landscape will be maintaining the grass in this area going forward.

On matters relating to Irrigation, Mr. Grubb reported that the grass is browning up due to the change in season. He reminded owners to put a note in the box at the pool if they are having any irrigation issues.

On matters relating to Social events, there were 29 people at the Halloween party. A luncheon has been scheduled at Pelican Pointe. A Mardi Gras party may also be held at Pelican pointe. The Holiday party will be held at the Gazebo on December 12th.

On matters relating to Newsletter, Ms. Rao asked the owners in attendance to let her know of anything they would like to see included in the newsletter.

On matters relating to Architectural requests, Mr. Grubb reported one outstanding request. This is a request by him to install thermal pane windows and door at his unit at 849 Bayport Circle. A motion was made by Mr. Rowe and seconded by Ms. Curtin, and it was unanimously

VOTED 12-22: to approve installation thermal pane windows and door.

UNDER THE HEADING OF MANAGER'S REPORT, (see attachment #1) Ms. Korte explained the compliance procedures to owners in attendance. Mr. Rowe advised that the Board will be enforcing the compliance procedure for violations.

UNDER THE HEADING OF UNFINISHED BUSINESS, on matters relating to re-landscaping of cleared sites, Mr. Rowe advised that there was a 3 phase plan to clean out preserve areas of pepper trees and vines. The contractor cleared out more trees than planned. The Board's intention is to have the Beautification Committee and adjoining neighbors work together on a plan to re-landscape the cleared areas. The contractor will be coming back to rake out and level areas in preparation for planting. A discussion ensued regarding Florida friendly plants.

On matters relating to the Bocce ball court, the project will begin once more owners are back for the season. The fence will also be worked on at that time.

On matters relating to vacant properties, regarding the Dora Brown estate, the neighbor reported that no one has gone into the unit since the son was there and stated that someone needs to check the unit every month. The Board advised that the attorneys are now involved, neither the Board nor management can enter the unit.

Regarding 870 Bayport, the unit is up to date on payments.

Regarding 813 Bayport, the niece is staying in the unit and working on maintenance issues.

UNDER THE HEADING OF NEW BUSINESS, on matters relating to the proposed 2013 Budget, A motion was made by Mr. Grubb and seconded by Mr. Rowe, and it was unanimously

VOTED 12-23: to approve and adopt the 2013 Budget and Reserve schedule as proposed. The 2013 monthly fees will be \$136.

On matters relating to sidewalks, Affordable Power Washing will be cleaning the sidewalks. The street gutters cannot be cleaned with the machine so they will be cleaned chemically. An owner noted that "rust aid" should be used as bleach does not work. A sign-up sheet will be posted at the pool for anyone who would like to get their driveway cleaned for a cost of \$25. A motion was made by Mr. Grubb and seconded by Mr. Rowe, and it was unanimously

VOTED 12-24: to approve the cleaning of the sidewalks and gutters at a cost of \$1,725.

On matters relating to Gazebo are tree trimming, there are eight (8) trees in need of trimming and one (1) tree inside the pool fence that is dead and needs replacing. A motion was made by Mr. Grubb and seconded by Mr. Lewis, and it was unanimously

VOTED 12-25: to approve The Coconut Cowboy to trim the 8 trees at a cost of \$175.

Replacement of the dead tree was tabled until the next meeting.

On matters relating to Insurance, Citizens will no longer insure the pool house, tennis courts or fence. After some discussion the Board determined that these items will be self-insured by the Association.

UNDER THE HEADING OF HOMEOWNER INPUT,

- A committee for Holiday lights will be formed, a notice will be posted at the pool for anyone who would like to join.
- As a Public service announcement, Mr. Rowe let the owners know that the Patios has a registered sex offender in residence.
- February 1st & 2nd will be the community garage sale. More information will be given out as the date gets closer.
- A unit reported that they had termites, the Board advised owners to contact their pest control companies and have their units checked.
- Ms. Curtin is compiling a records of documentation and pertinent information in binders to be passed on to future Board members.
- An owner reported that there is an ant problem at the shuffleboard court. Mr. Rowe will contact Massey Pest services.
- An owner asked if there will be a new directory. Mr. Rowe advised that updated directory and emergency contact information needs to be collected.
- Mr. Rowe advised owners to contact them if they are not currently on the email list and would like to be.

SCHEDULE OF NEXT MEETING, will be held on December 18, 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 5:25 P.M.

Hope Korte, CAM

Dated this 10th day of November, 2012