

# THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

*A Corporation Not for Profit*

## MINUTES OF THE BOARD MEETING

December 18, 2012

A Regular Board meeting was scheduled to be held at 4:00 P.M. on December 18, 2012 at the Jacaranda Library, 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 4:00 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                      Milton Shermet                      Doug Rowe

A quorum was determined to be present.

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

**VOTED 12-26:** to approve the November 27, 2012, Board meeting minutes as presented.

**UNDER THE HEADING OF TREASURER REPORT:** As the meeting was held earlier in the month than usual, there were no financials available to review.

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

- The pool is closed to chemically remove stains.
- 6 chairs and 3 lounges have been sent out for re-strapping. 3 new lounge chairs will be delivered. He advised that the chairs should be cleaned with Tide laundry soap. Bleach should not be used as it causes the chairs to deteriorate.
- Regarding the bulletin board at the pool area- Mr. Rowe noted that many owners go there for information. He advised that dryer vents should be cleaned and gave out the phone numbers for Amerovent and Paradise vent cleaning. Affordable Pressure Cleaning will be cleaning driveways in January, they will also do chemical roof cleaning, cost for the whole building is \$120. A sign up sheet for dryer vent cleaning and driveway cleaning will be posted on the bulletin board.

On matters relating to Lawns, Mr. Shermet reported that even though there has not been much rain the lawns are nice and thick and look better than last year. Mr. Rowe asked that a note be put in the newsletter to remind owners not to put lawn ornaments in turf areas.

On matters relating to Irrigation, Mr. Grubb reported that there have not been many issues. David Nicklaus comes once per week to check the system.

On matters relating to Social events, a coffee will be held on January 8<sup>th</sup> and a Mardi Gras party on February 12<sup>th</sup>. She reported a problem of ants in the coffee urn. A discussion ensued regarding the possibility of removing a stall from the ladies room and turning the area into storage.

On matters relating to Newsletter, Ms. Rao reported that the December issue was very brief. She asked that committees resume submitting reports to be included in the newsletters.

On matters relating to Master Association, Mr. Rowe reported that the next meeting will be held on December 19<sup>th</sup>.

On matters relating to Beautification Committee, Ms. Lewis reported that the committee met for the first time. They will submit a preliminary site plan for the Board to review at the January meeting. Mr. Rowe asked that anyone with input give it early, do not wait until the Committee has finished the plan.

On matters relating to Architectural requests, Mr. Grubb reported one outstanding request. This is a request to replace overlap siding with vinyl siding at 849 Bayport Circle. A motion was made by Mr. Grubb and seconded by Mr. Lewis, and it was unanimously

**VOTED 12-27:** to approve installation thermal pane windows and door.

**UNDER THE HEADING OF MANAGER'S REPORT,** (see attachment #1). A discussion was held regarding the annual meeting. The place of the meeting will be changed to The Episcopal Church of the Good Shepard, this information will go out with the 2<sup>nd</sup> notice. Mr. Rowe noted that the website needed to be update- the October minutes are still listed as draft and the December meeting date was not changed. The newsletter also needs to be posted, Mr. Rao advised that she would send a copy to management so that it can be posted. The 2<sup>nd</sup> notice of the annual meeting with the new location will be posted to the website. It was noted that the cement around the Pendleton sewer cover by the pool driveway is all broken and sinking in. Management will contact the County for repairs.

**UNDER THE HEADING OF UNFINISHED BUSINESS,** On matters relating to Gazebos, the awning was removed and the fascia board came with it. Management will contact Sonshine roofing, Schwartz roofing and Mark Kaufman roofing for bids to replace the roofs. Management will contact Massey for a bid inspect for termites and treat.

On matters relating to the directory update, updated owner information is needed from all owners. A notice will be put up to form a committee to obtain the needed information. Mr. Rao has the directory software program.

**UNDER THE HEADING OF NEW BUSINESS,** on matters relating to new bank and auto-pay forms, due to the change and lateness of the coupon books no late fees will be imposed for January.

On matters relating to Candidate intent forms, Mr. Rowe advised that the Board would like to increase the number of Board members to 7 and encouraged owners to volunteer for the Board.

**UNDER THE HEADING OF HOMEOWNER INPUT,** the following was discussed:

- There is a safety issue of parking in the street, especially on corner houses. Mr. Rowe advised he will speak to the owners and possibly a “No parking from here to corner” sign can be looked into.
- The biggest issue at the pool is the oak leaves falling everywhere. They clog up the filter and it has to be cleaned sometimes twice a day. After some discussion it was determined the only solution would be to remove the Oak tree. A price for removal will be obtained and the Beautification Committee will supply a replacement recommendation.
- The Pool Committee suggested a taupe fence instead of white.
- It was noted that David Nicklaus needs to inform owners in residence if he cuts the cable wires, not just leave a flag at the cut.

**SCHEDULE OF NEXT MEETING**, will be held on January 22, 2013, 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 5:14 P.M.

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Hope Korte, CAM

Dated this 10<sup>th</sup> day of January, 2013