

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE BOARD MEETING January 22, 2013

A Regular Board meeting was scheduled to be held at 4:00 P.M. on January 22, 2013 at the Jacaranda Library, 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 4:03 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 Darlene Curtin

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. Shermet, and it was unanimously,

VOTED 13-01: to approve the December 18, 2012, Board meeting minutes as presented.

UNDER THE HEADING OF TREASURER REPORT: Mr. Grubb reviewed the year-end financial report. He noted that an adjustment of \$4,100 will be added to the surplus amount.

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

- The pool was closed twice to chemically treat for stains.
- The irrigation around the pool is being tested as it does not seem to be working correctly.
- Shelves were purchased for additional storage in the men's room.

On matters relating to Irrigation, Mr. Grubb reported that some areas of grass are showing brown spots. He will be meeting with David Nicklaus regarding this. He has asked David Nicklaus to follow up with homeowners after an issue has been resolved so they are aware it's been completed. An owner reminded the owners in attendance that they should only be calling Mr. Grubb if they have already put a work order in the box at the pool and it has not been responded to by David

On matters relating to Lawns, Mr. Shermet reported that lawns look as good as they should at this time of year. The owner of 508 Pendleton Place reported that an armadillo has been eating the plants and grass. Mr. Shermet will look into this.

On matters relating to Master Association, Mrs. Lewis reported that the Master association will be increasing follow up on compliance issues. The trees have been trimmed. The lighting issue along the boulevard is still being worked on.

On matters relating to Architectural requests, Mr. Grubb reported one outstanding request. This is a request to install vinyl siding at 450 Pendleton Court. A motion was made by Mr. Grubb and seconded by Ms. Curtin, and it was unanimously

VOTED 13-02: to approve installation of vinyl siding.

UNDER THE HEADING OF MANAGER'S REPORT, (see attachment #1). The Board asked how many people haven't made their January payment and which owners made their January payment to BB&T instead of Florida Shores. Ms. Korte will get the information from accounting and send it to the Board.

UNDER THE HEADING OF UNFINISHED BUSINESS, On matters relating to Gazebo roofs, Management contacted Sonshine roofing, Schwartz roofing and Mark Kaufman roofing for bids to replace the roofs. Sonshine roofing was uninvited to bid after expressing that there would be a trip charge for them to go to the area and prepare their bid. After reviewing the bids the Board recommended going with Schwartz roofing. A motion was made by Mr. Lewis and seconded by Mr. Grubb, and it was unanimously

VOTED 13-03: to approve the bid from Schwartz roofing in the amount of \$5,600 to replace the roof on both gazebos and the pool house. The cost of this is to be paid from reserves.

On matters relating to gazebo painting, the Board recommended that Frank Speek be used for painting. A motion was made by Mr. Shermet and seconded by Mr. Grubb, and it was unanimously

VOTED 13-04: to approve the bid from Frank Speek in the amount of \$745 to paint both gazebos and the pool house. The cost of this is to be paid from reserves.

On matters relating to pool fence, the Board received estimates from Lowes, Florida Fence and Arrow Fence. After reviewing the bids the Board recommended going with Florida Fence. A motion was made by Mr. Grubb and seconded by Mr. Shermet, and it was unanimously

VOTED 13-05: to approve the bid from Florida Fence in the amount of \$1,600 to install a tan vinyl fence. The cost of this is to be paid from reserves.

On matters relating to Directory update, the Rao's are working on this. An "opt out" form will be included in the 2nd notice of the annual meeting. Mr. & Mrs. Johnson volunteered to pass out information update forms on Bayport. Ms. Haas volunteered to pass out the forms on Pendleton.

On matters relating to a site plan for replanting preserve areas, this item has been tabled pending Kelley Landscape's inspection of the area to determine where mowers will need access.

On matters relating to Bocce Ball court, the Board reported that numerous owners have signed up and asked for a chairperson for construction of the court. There were no volunteers.

UNDER THE HEADING OF NEW BUSINESS, on matters relating community garage sale, Mr. Shermet asked for volunteers for directing traffic. A sign-up sheet will be posted on the bulletin board. An owner suggested the use of orange cones to direct the flow of traffic. A short discussion ensued.

On matters relating to pool chairs, in addition to the three high lounge chairs already purchased and the furniture already re-strapped, Mr. Lewis recommended purchasing three (3) more high lounge chairs, two (2) tables, and re-strapping the remaining lounges and chairs. A motion was made by Mr. Grubb and seconded by Mr. Lewis, and it was unanimously

VOTED 13-06: to approve the expense for additional purchasing and re-strapping, at a cost not to exceed \$1,200.

On matters relating to lawn chemical treatment, there continues to be a problem with fire ants. Massey has been called numerous times. Three service bids have been received with greatly varying amounts. Mr. Rowe will meet with Massey again regarding treatment.

On matters relating to pressure cleaning, the cleaning was not done well. Affordable will be coming back to re-clean the curbs and Pendleton sidewalks.

On matters relating to annual meeting, Mr. Rowe announced that the guest speaker will be the Association's attorney, Sharon Vander Welp. She will be discussing vacant units, insurance and bylaws.

UNDER THE HEADING OF HOMEOWNER INPUT:

- An owner reported that the brown spots in her grass were all dead weeds, she pulled them and hopefully the grass will grow in.
- A new yoga/stretching class will be held at the pool on Tuesdays and Thursdays at 3:00 P.M.
- An owner noted that the reason the pressure cleaning did not work is because a chemical such as "Rust aid" was not used.
- The shuffleboard court needs paint along the edges. The board will ask Frank Speek to include this.
- An owner asked who is running for the Board. Mr. Rowe listed the candidates.

SCHEDULE OF NEXT MEETING, will be the Annual meeting held on February 26, 2013.

With no further business to come before the Board, upon a motion made and seconded, the meeting adjourned at 5:21 P.M.

Hope Korte, CAM

Dated this 7th day of February, 2013

VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION

A Corporation Not-for-Profit

c/o Lighthouse Property Management, Inc.

530 US Hwy 41 Bypass S, 18B

Venice, FL 34285

(941) 412-1666: Office (941) 412-4056: Fax

Manager's Report

01.22.13

On-site/ Maintenance Items:

- Onsite weekly, community inspection done on 1/4/13

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
- Answered numerous phone calls, emails and website requests
- Obtained bids as requested for Gazebos & pool house roof repairs (Colonial Roofing, Mark Kaufman and Schwartz Roofing)
- Forwarded 2013 coupon proof to BOD for approval
- Emailed list of owners who wanted driveway cleaning to Affordable Pressure Washing.
- Re-typed directory opt out to be included in 2nd notice mailer.
- Reserved meeting room at the Good Shepherd Episcopal Church due to Jacaranda Library not having the larger room available.
- Emailed updated insurance policies to Board
- Scheduled repair of sewer cover with the cement all broken and sunken in at the end of Pendleton Ct. by driveway to the pool area – ongoing (#SR309081)
- Obtained audit quotes from Peacock & French and Flanagan & Jason – emailed BOD.
- Emailed (6) candidate intents to BOD.

Compliance:

- Please see attached report.

Correspondence:

- Violation notices mailed to owners