

# THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

*A Corporation Not for Profit*

## ANNUAL MEMBERSHIP MEETING

February 26, 2013

*The Annual Membership meeting was scheduled to be held at 2:00 P.M. on February 26, 2013 at Good Shepherd Episcopal Church 1115 Center Road Venice, FL.*

The meeting was called to order at 2:06 P.M. by the President, Mr. Rowe.

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

There were Sixty-six (66) members present in person or by proxy. 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 Ms. Curtin, and it was unanimously,

**VOTED 13-07:** to approve the February 16, 2012, Annual Meeting minutes as presented.

**UNDER THE HEADING OF GUEST SPEAKER,** the Association's attorney, Sharon Vander Wulp, was in attendance. The following items were discussed:

- Number of Directors- Ms. Vander Wulp gave a history on the number of Board members. The Board would like to increase From 5 to 7 Directors. At a meeting prior to next year's annual meeting, the Board will vote to increase the number of Directors.
- Foreclosures- Ms. Vander Wulp advised that the community is lucky to have only 1 foreclosure. She explained that banks are not pushing through foreclosures. Banks are supposed to begin the process once an owner is 3 months delinquent on the mortgage. Many lenders are not starting the process until the owner is approximately 1 year delinquent. Once the process is started it can take anywhere from 2-4 years to complete. Questions were asked regarding maintenance responsibilities during the foreclosure process. Ms. Vander Wulp advised that the owner is still responsible for maintenance until the bank actually takes back title. The Association can step in and do items they feel are needed but will not be able to re-coup the costs.
- Insurance- A discussion was held regarding insurance requirements of the owners per State Statute and the Association Documents. An owner asked if this was something that could just be added to the rules and regulations. Ms. Vander Wulp advised that it could not, it would require an amendment to the documents.

**UNDER THE HEADING OF NOMINATIONS FROM THE FLOOR,** there being none the balloting was closed at 2:27 P.M.

**UNDER THE HEADING SELECTION OF INSPECTORS OF THE ELECTION,** the following owners volunteered:

- Liz Armour
- Sharon Colwell
- Jim Gdovic
- Paul Reynolds
- Sam DeAngelo

**UNDER THE HEADING OF TREASURER'S REPORTS,** Mr. Grubb reviewed the 2012 year-end financials and the January financials.

**UNDER THE HEADING OF PRESIDENT'S REPORT**, Mr. Rowe remarked that 5-8 years ago the community was in rough financials shape. Previous Boards worked hard to get the community's finances back in shape. Many parts of the common areas were updated this past year: the pool mechanics, pool furniture, pool fence, gazebos & pool house roof has been replaced and all 3 will be painted, preserve areas were cleared of invasive species and will be replanted with Florida friendly plants, Bank accounts were changed in order to accommodate local bank and receive better interest rates., Insurance policies were reviewed and a new Agent was hired. Renewal policies were \$3,700 less than the previous year. Changed pool service, landscaping, cleaning company, and Management. Future items to be addresses will include: cement areas at the gazebos and pool, pool resurfacing and the irrigation system.

**UNDER THE HEADING OF ANNOUNCEMENT OF NEW DIRECTORS**, the Directors elected for 2013 were Howard Grubb and Robert Poglitsch.

**UNDER THE HEADING OF HOMEOWNER INPUT:**

- An owner thanked the Board for the great job they did this past year.
- Mr. Rowe noted that an owner had asked him why the pool fence was replaced. He explained that it was replaced at the request of a homeowner and that all items are discussed at the Board meetings. He asked that owners read the posted agenda and if interested in a topic, attend the board meeting. If the owner cannot attend the meeting, drop him a note or e-mail the particular topic.
- Mr. Rowe thanked Ms. Haas and Ms. Johnson for distributing the resident info sheets, Mr. Rao and his daughter for assembling the directory, Ms. Rao for the newsletters, the Beautification committee for the replanting plans, and the Handyperson committee for their help around the community. He also thanked Ms. Curtin for assembling the Villa Board Book to pass on to future Board members.

**SCHEDULE OF NEXT MEETING**, the next meeting will be held on March 26, 2013 at the Jacaranda Library.

With no further business to come before the Members, upon a motion made and seconded, the meeting adjourned at 3:18 P.M.

Respectfully submitted,

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Hope Korte, CMCA

Dated this 8<sup>th</sup> day of March, 2013