

**THE VILLAS OF CHESTNUT CREEK OWNERS  
ASSOCIATION, INC.**

*A Corporation Not for Profit*

**MINUTES OF THE BOARD MEETING  
April 23, 2013**

*A Regular Board meeting* was scheduled to be held at 4:00 P.M. on April 23, 2013 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      Rob Poglitsch      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. Poglitsch and seconded by Ms. Curtin, and it was unanimously,

**VOTED 13-13:** to approve the March 26, 2013, Board meeting minutes as presented.

**UNDER THE HEADING OF TREASURER REPORT:** Mr. Grubb reviewed the March financial report. A few line items are over budget, this is mostly due to timing and should even out by year end.

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

- A new thermometer was purchased.
- The latch was cut off the fence because it could not be opened and people could not get in for service, a new latch has been ordered.

On matters relating to Irrigation, Mr. Poglitsch reported that a couple heads will need to be moved. The possibility of tying into the wells if the ponds run dry was discussed. The Beautification committee indicated that the spigots will need to remain in the replanted areas throughout the summer in case there is not enough rain. The area 2 meter service was replaced by Bob's electric with duplex outlets. Timer clocks have been reset for the planted areas.

On matters relating to Lawns, Mr. Rowe reported that he will be meeting with the County extension office to get recommendations for the lawns.

On matters relating to Welcoming committee, the committee met and put together a new information sheet.

On matters relating to Master Association, a major focus will be on rental issues. No street lighting will be installed along the Boulevard.

On matters relating to Beautification committee, both areas are growing well. Ms. Rodgers has been purchasing Round Up for replanting areas. Mr. Rowe advised her to submit the receipts for reimbursement.

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

**UNDER THE HEADING OF UNFINISHED BUSINESS**, on matters relating to post light fixtures, exact replacements were found for the fixtures on Bayport, no exact replacements were found for Pendleton but a similar fixture was found. If your post light needs to be replaced, contact a board member for the correct replacement.

On matters relating to house siding, the previous siding has been discontinued. An appropriate replacement has been found through a different manufacturer.

On matters relating to roof issues, the roof at 436/438 Pendleton Dr. was installed in 1999 and the granules are washing off the shingles. The Board will monitor the look of the roof on an annual basis. An owner stated that he has heard of a new roof coating with ceramic in the finish. He will look into this product and let the Board know what he discovers.

On matters relating to painting, the restroom building and shuffleboard court sides have been completed.

On matters relating to pressure cleaning, the Board is not satisfied with the work. Only half of the drain covers were cleaned and the gutters were not completed. Management will contact Affordable Pressure cleaning to have the job completed.

**UNDER THE HEADING OF NEW BUSINESS**, on matters relating to sales applications, the form has been updated and the Board has approved the revised form for use. A current owner has sold their unit and will be purchasing another. The owner has requested the application fee and background check be waived. A motion was made by Mr. Poglitsch and seconded by Mr. Grubb, and it was unanimously

**VOTED 13-14:** to approve waiving the fee and background check.

On Matters relating to new flag, Ms. Lewis has purchased a new smaller flag. The tree by the flag pole will need to be trimmed as its branches are too close to the pole.

**UNDER THE HEADING OF HOMEOWNER INPUT:**

- An owner noted that the irrigation pump at the large Pendleton pond is very visible. Bushes were installed last year to block the pump but are not growing fast. The Board discussed the possibility of installing additional plantings around the pump. The beautification committee will choose suitable plants to hide it. The plants at the pump at the small pond are growing very slow and the area may need additional plantings.
- A short discussion was held regarding MRTA requirements and the 55+ status for the community. Ms. Korte will look into both issues and get back to the Board.

The next meeting will be held on May 28, 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 5:06 P.M.

Respectfully submitted,

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Hope Korte, CMCA

Dated this 2<sup>nd</sup> day of May, 2013