

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

A Corporation Not for Profit

**MINUTES OF THE BOARD MEETING
October 29, 2013**

A Regular Board meeting was scheduled to be held at 4:00 P.M. on October 29, 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
Absent: Darlene Curtin

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 13-15: to approve the April 23, 2013, Board meeting minutes as presented.

UNDER THE HEADING OF TREASURER REPORT: Mr. Grubb reviewed the September financial report. Board discussion regarding investing in CD's.

Committee Reports:

1. Pool
 - A. Rained excessively on a daily basis recently. 2 problems were encountered with the Heater/Cooler – 1 coil broke and the next month another coil broke – Both were under warranty. Tom Imholt will not be available for cleaning any longer and the job will be posted on the board to determine if any resident is interested. Cleaning includes 1x per week – both bathrooms and 6 chairs, also blowing off the pool deck. Several owners have asked for covered benches at the shuffleboard area. An owner noted that canvas currently being used is adequate. Price of awning for both benches is \$3000.00.

2. Lawn care
 - A. This has been a tough year because of the rain. The Board would like anyone that is aware of gouges, due to mowers digging into the ground, to notify the Board of same.
Chemical applications are now done by Hoskins. A signup sheet will be posted for owners with lawn concerns, and then Hoskins will meet.
3. Welcoming
 - A. 4 new owners over the summer. Packets were delivered to 3. 4th owner Stan Tatko was in attendance.
4. Irrigation
 - A. Tuned off over summer due to rain. Well pump on Bayport went out over summer. All pumps have now been replaced within the last 5 years.
5. Newsletter
 - A. Coming soon. Need submissions for articles.
6. Beautification
 - A. Paid vendor to do initial weeding. Kelly's now doing weeding.
7. ARB
 - A. 408 Pendleton – Vinyl siding on entry gable.
 - B. 839 Bayport – 9 hurricane windows and front door.
 - C. 877 Bayport – 10 hurricane windows.
 - D. Bayport – Lanai thermo pane windows. Screen room cage OK with canvas.
 - E. 819 Bayport - Screened area with flat roof – NOT APPROVED – No flat metal roofs.

Managers' Report

1. Introduced new manager – Tom Ford
2. Budget being worked on.

NEW BUSINESS:

A. MRTA

1. Cost to complete approximately \$800.00.

UNDER THE HEADING OF MRTA: A motion was made by Mr. Lewis and seconded by Mr. Poglitsch, and it was unanimously

VOTED 13-16 To approve having Atty. Sharon Vander Wulp complete the MRTA process at an approximate cost of \$800.00.

B. 55+

1. Form signed. Process explained.

C. Tree Trimming

1. Pine needles get in the pool pump. Tree needs to be removed. Oak tree by flag obstructs flag. Branches will be storm trimmed. Palm trees will be trimmed. Bids will be obtained.

D. Drainage area behind pool.

1. Drainage solutions will be investigated.

E. Insurance

2. Crime policy must be added. All policies renew in November.

F. Pressure Cleaning.

1. New vendor will be solicited for bids this year. There is a stain problem on Pendleton – Rust aid type product must be used.

G. Benches at Shuffleboard – Covered in pool report.

H. BBQ Pit

1. Dimensions 4' X 8'. Will be discussed again in November.

I. Broken Concrete at pool area.

1. Need to get bids for repair. Whole area is underwater during rains – Not draining. Owner suggested pavers be used for pool area and gazebos. Board will look into that option.

J. Budget.

1. Will meet with management.

K. Barbed wire fence between villas and golf course.

1. Code enforcement issued a violation notice and fence is being replaced with vinyl.

OWNER INPUT

A list of providers will be posted on bulletin board and website.

Next meeting to be November 19, 2013 at 4 P.M.

There being no further business to come before the Board, Mr. Rowe adjourned the meeting at 5:15 P.M.