

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

*A Corporation Not for Profit*

**MINUTES OF THE BOARD MEETING  
November 19, 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:

Doug Rowe            Howard Grubb            Rob Poglitsch            Darlene Curtin  
Absent: Norman Lewis

A quorum was determined to be present.

New resident at 819 Bayport, Jeannene Cozad was introduced.

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

**VOTED 13-17:** to approve the October 29, 2013, Board meeting minutes as presented. All Directors in attendance voted in favor. Motion passed.

**UNDER THE HEADING OF TREASURER REPORT:** Mr. Grubb reviewed the October 2013 financial report. Board discussion regarding investing in CD's.

**Committee Reports:**

1. Master
  - A. Landscaping company to be discussed at the upcoming Master Association meeting to be held at Venetian Gardens.
  - B. Solar lights at entrances
    - Bayport – S side to be moved to Garden. N side to be removed.
    - Pendleton – Electric from N side to S side.
2. Social
  - A. Next party to be on the 30<sup>th</sup>.
3. Pool

- A. Estimate for a service contract and extended warranty received from Symbiont.
  - B. Still looking for someone to clean pool area.
4. Lawn
- A. A meeting with the lawn maintenance contractor coincided with the insecticide service visit. Kelly Landscaping has been sold. The new owner will also weed inside pool area and blow off the tennis courts if needed.
  - B. The north area of the pond will be done and the mowers raised to accommodate better growth.
  - C. Howard Grubb walked around with the insecticide applicator with a focus on cinch bugs and fire ants.
  - D. All residents are encouraged to utilize the box at the pool for communication regarding lawns and treatment.
  - E. Lawn and insecticide applicator have committed to try to coordinate better.
5. Welcome
- A. 1 new owner was welcomed and packet delivered.
6. Irrigation
- A. Pump at Pendleton is on line again and leak at 805 taken care of.
7. Newsletter
- A. In progress
8. ARB
- 819 Bayport – Jeannene Cozad, Cage roof topped by canvas OK.
  - 518 – Kenneth Brown & Jane Rodgers, Bronze aluminum screen entry OK.

### **Managers' Report**

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

### **NEW BUSINESS:**

#### **A. Moving reserves to gain interest.**

- 1. A portion of the reserve funds will be invested in insured CD's

#### **B. MRTA**

- 1. Should be completed by next meeting.

### **C. Trimming**

**UNDER THE HEADING OF Trimming:** A motion was made by Mr. Grubb and seconded by Mr. Poglitsch, and it was unanimously

**VOTED 13-18** To approve having Steve's Trimming proposal for tree trimming at an approximate cost of \$1800. All Directors in attendance voted in favor. Motion passed.

### **D. Power Washing**

1. 1 bid received. More being solicited.

### **E. Brush Trimming**

1. South side of Pendleton, back behind pond and tennis courts needs to be trimmed.

**VOTED 13-19** To approve trimming by Bailey at a cost of approximately \$500.00. All Directors in attendance voted in favor. Motion passed.

### **F. Trench dug from area behind the pool and the pond.**

1. Should have proposals in December.

### **G. Shuffleboard Equipment.**

2. Scoreboard, Pucks and Cues will be purchased.

### **H. Long Range Plan.**

1. A notice will be posted soliciting comments as to what the community desires for the future.

A meet the candidate forum was requested.

Seasonal decorations will be installed at the entrance.

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

There is a Budget meeting at the Gazebo on November 26, 2013 at the lake gazebo.

Next Board of Directors meeting to be December 17, 2013 at 4:00 P.M. Jacaranda Library.

Committee is working on a new directory.

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