

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

*A Corporation Not for Profit*

**MINUTES OF THE BOARD MEETING  
December 17, 2013**

*A Regular Board meeting* was scheduled to be held at 4:00 P.M. on December 17, 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. Lewis and seconded by Mr. Grubb, and it was unanimously,

**VOTED 13-20:** to approve the November 26, 2013, Board meeting minutes as presented.

**UNDER THE HEADING OF TREASURER REPORT:** Mr. Grubb reviewed the November financial report.

**Committee Reports:**

1. Pool
  - A. There are now 2 new cleaning people.
  - B. Howard cleaned up the benches.
  - C. There is a new flag halyard installed and the pulleys have been lubed.
2. Master
  - A. Solar panels will be moved and lowered.
  - B. Master has contracted with West Coast Landscaping.
  - C. Howard is running for Master Board.
3. Social
  - A. There will be a work day in early January, 2014
  - B. In Mid-January there will be a Meet the Candidate and Community interest get together.

4. Lawn
  - A. Kelly's Lawn Service has been sold.
5. Beautification
  - A. Plantings to hide pump on large Pendleton lake.
6. Welcome
  - A. 1 person was welcomed since last meeting.
7. Newsletter
  - A. Should be this month.
8. ARB
  - A. 850 Bayport – Hurricane Windows
  - B. 492 Pendleton – Screen in front entryway

**UNDER THE HEADING OF ARB APPROVALS:** A motion was made by Howard Grubb and seconded by Rob Poglitsch and it was unanimously

**VOTED 13-21** To approve the submissions for 850 Bayport and 492 Pendleton Pl. as submitted.

The submission for 536 Pendleton needs further clarification.

## **DISCUSSION**

1. Transfer funds for investment.

**UNDER THE HEADING OF FUNDS TRANSFER:** A motion was made by Howard Grubb and seconded by Darlene Curtin and it was unanimously approved

**VOTED 13- 22** to transfer \$25000 from Florida Shores to Iberia Bank for investment purposes.

2. Eliminate standing water by pool.
  - A. Move the standing water toward the big pond.
  - B. Howard is currently working with contractors
  - C. Stumps are being removed.

**UNDER THE HEADING OF STANDING WATER REMOVAL:** A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously approved

**VOTED 13-23** to approve the expenditure of up to \$1200.00 to have the necessary swales cut in.

3. Recreational supplies

**UNDER THE HEADING OF RECREATIONAL SUPPLIES:** A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously approved

**VOTED 13-24** to approve the expenditure of \$200 for various supplies such as pucks, scoreboard and sticks.

## **NEW BUSINESS**

1. Directory

**UNDER THE HEADING OF DIRECTORY:** A motion was made by Howard Grubb and seconded by Darlene Curtin and it was unanimously approved

**VOTED 13-25** to fund the new directory up to \$400.00 after the new Board is seated.

2. Committee signup sheet will be made available and posted at the pool.
3. Garage sale the 1<sup>st</sup> Saturday in February.
4. Further discussion and review will be undertaken with regard to repair of the broken concrete and the installation of pavers.

Annual meeting is February 27, 2014

There being no further business to come before the Board, Mr. Rowe adjourned the meeting at 5:19 P.M.

Respectfully submitted

Tom Ford  
For the Secretary