

THE VILLAS OF CHESTNUT CREEK OWNERS ASSOCIATION, INC.

A Corporation Not for Profit

MINUTES OF THE BOARD MEETING

January 21, 2014

A Regular Board meeting was scheduled to be held at 11:00 A.M. on January 21, 2014 at the Jacaranda Library, 4143 Woodmere Park Blvd. Venice, Florida.

The meeting was called to order at 11:00 A.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. Lewis and seconded by Mr. Grubb, and it was unanimously,

VOTED 14-01: to approve the December 17, 2013, Board meeting minutes as presented.

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

Committee Reports:

1. Master
 - A. Lakes are being evaluated.
 - B. ARB has made a lot of progress on violations.
 - C. Security is off duty police and has been effective.
 - D. Grounds are being reviewed daily.
 - E. There has been a letter circulating which is not from the Board.
2. Social
 - A. Candidate party February 1, 2014.
3. Pool
 - A. New heater and filter working fine. Water taken from pond... new duck floats are being utilized.
 - B. Temperature has been 84 degrees.
4. Lawn
 - A. Hoskins says lawns are improving overall.
 - B. There is mold in some yards.
 - C. Weeds are being addressed.
5. Beautification
 - A. 1 pine and 1 oak branch have been trimmed.

6. ARB

A. **813 Bayport** – Repair atrium wall

UNDER THE HEADING OF ARB APPROVALS: A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously

VOTED 14-02 To approve with the recommendation that a licensed contractor be utilized and permits obtained.

B. **828 Bayport** - Watertite

UNDER THE HEADING OF ARB APPROVALS: A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously

VOTED 14-03 To approve as submitted.

C. **870 Bayport** – Front door and screen door

UNDER THE HEADING OF ARB APPROVALS: A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously

VOTED 14-04 To approve as submitted.

D. **536 Pendleton** – Replace gable siding

UNDER THE HEADING OF ARB APPROVALS: A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously

VOTED 14-05 To approve with the recommendation that a licensed contractor be utilized and permits obtained.

E. **848 Bayport** – 7 new hurricane rated windows (Weathertite)

UNDER THE HEADING OF ARB APPROVALS: A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously

VOTED 14-06 To approve as submitted.

UNFINISHED BUSINESS:

1. Power Washing

A. 3 proposals were presented.

1. Howard – Terry Faulkner \$1100.00
2. Rob – WOW (Wash on wheels) \$3100.00 with driveways.
3. Norm – CWR \$5445.00

The Board decided that due to the spread of costs, and the water sources being utilized, further clarification of the proposals is necessary.

DARREN HOWARD OF ATLAS INSURANCE PRESENTED AN OVERVIEW OF ASSOCIATION INSURANCE

2. Garage sale

A. Saturday February 8, 2014

NEW BUSINESS:

1. Pavers and pool repair

UNDER THE HEADING OF PAVERS AND POOL REPAIRS: A motion was made by Norm Lewis and seconded by Darlene Curtin and it was unanimously

VOTED 14-07 To approve up to \$12000.00 for pavers and \$1000.00 for repairs.as submitted.

2. Tree Trimming

UNDER THE HEADING OF TREE TRIMMING: A motion was made by Howard Grubb and seconded by Norm Lewis and it was unanimously

3. **VOTED 14-08 To approve up to \$900.00 for tree trimming as submitted.**

Next meeting will be the Annual Membership meeting at Good Shepherd February 27, 2014

There being no further business to come before the Board, Mr. Rowe adjourned the meeting at 12:55 P.M.

Respectfully submitted

Tom Ford
For the Secretary